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An investigation into the hedonic price analysis of the structural characteristics of residential property in the West Rand

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ADDENDUM 2

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1	FLORIDA NORTH	R	170,000	R	867,733	3	1	3	0	1	1	0	0	1	0	160	822
2	BERGBRON	R	290,000	R	1,310,335	4	2	3	1	2	1	1	0	1	0	400	1,000
3	QUELLERINA	R	270,000	R	1,378,164	4	2	3	0	2	1	1	0	1	0	320	1,967
4	FLORIDA PARK	R	350,000	R	1,786,509	3	2	1	0	2	1	1	0	0	0	280	1,685
5	FLORACLIFFE	R	340,000	R	1,735,466	4	3	1	1	4	1	1	0	1	0	300	3,327
6	HORISON	R	180,000	R	918,776	4	2	3	0	1	1	0	0	0	1	215	1,200
7	ROODEKRANS & EXTENSION	R	272,200	R	1,389,394	3	2	3	0	2	1	0	0	1	0	172	1,219
8	NOORDHEUWEL	R	90,000	R	459,388	4	1.5	3	1	2	1	0	0	0	0	16	100
9	NOORDHEUWEL	R	90,000	R	459,388	4	1.5	3	1	2	1	0	0	0	0	16	100
10	ROODEKRANS & EXTENSION	R	240,000	R	1,225,035	3	2	3	0	2	0	0	0	0	1	148	1,281
11	FLORIDA PARK	R	260,000	R	1,327,121	3	2	3	1	2	1	0	0	1	0	170	1,143
12	DISCOVERY	R	180,000	R	813,312	4	1	3	0	1	1	0	0	0	1	160	929
13	HELDERKRUIN	R	215,000	R	1,097,427	3	2	4	1	2	1	0	0	1	0	250	1,681
14	HELDERKRUIN	R	3,400,005	R	17,354,685	4	2	3	1	2	1	0	0	0	1	275	1,384
15	MINDALORE	R	140,000	R	714,604	3	2	0	1	1	1	0	0	0	1	135	950
16	ROODEKRANS & EXTENSION	R	260,000	R	1,327,121	3	2	3	1	2	1	1	0	1	0	250	1,258
17	FLORIDA NORTH	R	212,000	R	1,082,114	3	1	1	0	1	1	0	0	1	0	180	1,298
18	WILROPARK	R	240,000	R	1,225,035	3	2	3	1	2	1	0	0	0	1	300	1,075
19	WILROPARK	R	299,000	R	1,526,189	4	2.5	3	0	3	1	0	0	1	0	330	1,500
20	CONSTANTIA KLOOF & EXTENSION	R	325,000	R	1,468,479	4	2.5	3	1	3	1	0	0	0	1	300	1,487
21	BERGBRON	R	290,000	R	1,480,250	4	2	3	1	2	1	0	0	1	0	400	1,000
22	GREYMONT	R	183,000	R	934,089	3	1	2	0	1	1	0	0	0	1	140	250
23	HELDERKRUIN	R	360,000	R	1,837,552	3	2	2	0	2	1	0	0	0	1	208	1,398
24	HELDERKRUIN	R	210,000	R	1,071,905	3	2	3	1	1	0	0	0	0	1	200	1,057
25	ROODEPOORT WEST	R	150,000	R	765,647	4	2	2	0	2	0	0	0	0	1	150	836
26	ALBERTSVILLE	R	210,000	R	1,071,905	3	2	2	0	2	1	0	0	0	1	170	500
27	WILROPARK	R	225,000	R	1,016,639	3	2	3	0	1	1	0	0	0	1	220	1,013
28	FLORIDA PARK	R	250,000	R	1,276,078	4	2	3	0	4	1	0	0	1	0	210	1,412
29	HORISON	R	220,000	R	1,122,949	5	2.5	4	1	2	2	0	0	0	1	312	1,460
30	HORISON	R	235,000	R	1,199,513	5	2.5	4	1	2	2	0	0	0	1	312	1,460
31	NEWLANDS	R	1,450,000	R	6,551,676	2	1	2	0	1	0	0	0	1	0	112	250
32	LITTLE FALLS	R	236,000	R	1,204,618	3	2	2	0	2	0	0	0	0	1	143	1,000
33	FLORIDA	R	115,000	R	519,616	5	2	3	1	1	1	0	0	1	0	200	1,500
34	HELDERKRUIN	R	230,000	R	1,039,231	3	2	3	0	2	0	0	0	1	0	146	1,153
35	ROODEKRANS & EXTENSION	R	185,000	R	944,298	3	2	2	0	2	0	0	0	0	1	220	1,256
36	ALBERTSVILLE	R	180,000	R	918,776	3	1	2	1	1	1	0	0	0	1	190	1,500
37	ALBERTSVILLE	R	179,000	R	913,672	3	1	2	1	1	1	0	0	0	1	190	1,500
38	CONSTANTIA KLOOF	R	268,000	R	1,210,930	4	2	3	0	2	1	0	0	1	0	250	1,100
39	LITTLE FALLS	R	250,000	R	1,129,599	3	2	3	0	2	1	0	0	0	1	216	1,036
40	WILGEHEUWEL	R	165,000	R	745,536	3	1	2	0	0	0	0	0	0	1	110	901
41	WILGEHEUWEL	R	150,000	R	677,760	2	1	3	0	0	0	0	0	0	1	90	950
42	MINDALORE	R	138,000	R	623,539	3	2	1	0	1	0	0	0	0	1	885	991
43	CONSTANTIA KLOOF	R	240,000	R	1,084,415	3	2	3	1	2	1	0	0	0	1	165	1,487
44	CONSTANTIA KLOOF	R	305,000	R	1,378,111	4	2.5	3	1	1	1	0	0	0	1	260	1,540
45	FLORIDA GLEN	R	220,000	R	994,047	3	2	3	0	1	1	0	0	0	1	170	1,143
46	FLORIDA PARK	R	275,000	R	1,242,559	4	2	3	1	2	1	0	0	1	0	185	1,244
47	WILROPARK	R	234,000	R	1,057,305	4	2	2	0	2	1	0	0	0	1	200	1,225
48	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991
49	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991
50	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991
51	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991
52	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	1	0	294	991
53	WILRO PARK EXT	R	225,000	R	1,016,639	3	2	3	0	1	1	0	0	0	1	220	1,013
54	HORISON	R	175,000	R	790,720	3	1	2	0	1	0	0	0	1	0	124	1,100
55	FLORIDA EXT	R	155,000	R	700,352	3	2	2	0	2	1	0	0	0	1	150	1,000
56	ONTDEKKERSPARK	R	270,000	R	1,219,967	3	2	3	1	2	1	0	0	0	1	325	1,009
57	FLORIDA GLEN	R	310,000	R	1,400,703	5	3	3	1	0	1	1	0	1	0	290	1,100
58	FLORIDA NORTH	R	245,000	R	1,107,007	4	2	3	0	2	1	0	0	0	1	220	1,272
59	ROODEKRANS & EXTENSION	R	216,000	R	975,974	3	2	2	0	0	0	0	0	1	0	200	1,000
60	WELTEVREDENPARK	R	230,000	R	1,039,231	4	2	3	1	2	0	0	0	0	1	200	1,497
61	LITTLE FALLS	R	210,000	R	948,863	3	2	2	0	2	0	0	0	0	1	180	1,087
62	WITPOORTJIE	R	175,000	R	790,720	5	2	4	1	1	0	0	0	1	0	250	841
63	STRUBENSVALLEI	R	220,000	R	994,047	4	2	2	1	3	0	0	0	1	0	230	967
64	HORISON	R	155,000	R	700,352	2	1	2	0	1	1	0	0	1	0	125	1,229
65	HELDERKRUIN	R	350,000	R	1,581,439	3	2	3	1	2	1	0	0	0	1	248	1,667
66	CARENVALE	R	285,000	R	1,287,743	3	2	3	0	2	1	0	0	1	0	184	1,237
67	FLORIDA PARK	R	268,000	R	1,210,930	4	2	5	0	2	1	0	0	1	0	230	1,546
68	ROODEKRANS & EXTENSION	R	185,000	R	835,904	3	2	2	0	0	0	0	0	1	0	135	1,200
69	FLORIDA LAKE	R	178,000	R	804,275	3	2	2	1	1	1	0	0	0	1	158	790
70	FLORIDA NORTH	R	180,000	R	813,312	4	2.5	3	0	1	1	0	0	1	0	190	1,646
71	FLORIDA PARK EXT 5	R	313,000	R	1,414,258	3	2	3	1	2	0	0	0	1	0	240	1,100
72	NOORDHEUWEL EXT 4	R	151,000	R	682,278	2	1	2	0	0	0	0	0	1	0	75	1,000
73	WILROPARK EXT 2	R	320,000	R	1,445,887	4	2	3	0	2	1	0	1	1	0	270	1,529
74	CONSTANTIA KLOOF	R	375,000	R	1,694,399	4	2	3	1	2	1	0	0	1	0	320	2,004
75	WELTEVREDENPARK EXT	R	270,000	R	1,219,967	4	2.5	3	0	3	1	0	0	0	1	280	1,265
76	FLORIDA GLEN	R	240,000	R	1,084,415	3	2	4	0	2	0	0	0	0	1	220	991
77	FLORACLIFFE	R	220,000	R	994,047	3	2.5	2	1	0	1	0	0	0	0	250	2,362
78	HELDERKRUIN	R	220,000	R	994,047	3	2	3	0	2	1	0	0	0	1	250	1,100
79	ROODEKRANS & EXTENSION	R	265,000	R	1,197,375	4	3	3	1	2	1	1	0	0	1	250	1,681
80	WILRO PARK EXT	R	365,000	R	1,649,215	4	2.5	3	1	2	1	0	0	0	1	410	991
81	WITPOORTJIE	R	178,000	R	804,275	3	2	3	0	1	0	0	0	0	1	169	1,000
82	ROODEKRANS & EXTENSION	R	218,000	R	985,011	3	2	2	0	0	0	0	0	0	0	130	330
83	HELDERKRUIN	R	300,000	R	1,355,519	4	2	3	0	2	1	1	1	0	1	304	1,096
84	WILROPARK	R	365,000	R	1,649,215	4	2	3	0	3	1	0	0	1	0	263	1,124
85	ONTDEKKERSPARK	R	265,000	R	1,197,375	3	2	3	1	2	1	0	1	0	1	300	2,400
86	WILROPARK EXT 12	R	310,000	R	1,400,703	5	2	4	1	2	0	0	0	1	0	450	1,156
87	FLORIDA PARK	R	405,000	R	1,829,951	4	2.5	5	0	2	1	0	1	1	0	350	1,388
88	FLORIDA LAKE	R	174,000	R	786,201	3	1	2	0	1	1	0	1	0	1	160	900
89	WILROPARK	R	420,000	R	1,897,727	3	2	3	1	2	2	1	1	1	0	400	1,251
90	CONSTANTIA KLOOF	R	380,000	R	1,716,991	3	2	3	1	2	1	0	1	1	0	250	2,012
91	HELDERKRUIN	R	195,000	R	881,087	5	2.5	4	1	3	1	0	0	0	1	430	2,065
92	HELDERKRUIN	R	325,000	R	1,279,314	3	2	3	1	2	0	0	0	1	0	600	2,080
93	WILROPARK EXT 1	R	280,000	R	1,102,178	3	2.5	3	1	2	1	0	0	0	1	365	2,454
94	ALLENS NEK	R	227,000	R	893,551	3	2	2	1	2	0	0	0	0	1	170	500
95	ROODEKRANS & EXTENSION	R	290,000	R	1,141,541	3	2	3	1	2	1	0	0	0	1	250	2,463
96	ONTDEKKERSPARK	R	298,000	R	1,173,032	6	3	2	0	0	0	0	0	0	1	240	991
97	HELDERKRUIN	R	450,000	R	1,771,357	4	3	4	1	2	1	0	1	0	1	300	2,195
98	WILROPARK	R	230,000	R	905,360	3	1.5	2	0	2	1	0	0	0	1	100	672

99	WILROPARK	R	320,000	R	863,604	3	2	4	1	2	1	0	1	0	1	270	1,052
100	WILRO PARK EXT	R	337,000	R	1,326,550	3	2	4	1	2	1	1	1	0	1	350	2,353

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
101	FLORIDA GLEN	R	210,000	R	826,633	3	2	3	1	2	1	0	1	1	0	400	1,002
102	HELDERKRUIN & EXTENSION	R	332,000	R	1,238,670	4	2.5	3	0	2	1	0	1	0	1	400	1,449
103	HELDERKRUIN	R	330,000	R	890,592	4	2.5	3	0	2	1	0	1	0	1	400	1,449
104	STRUBENSVALLEI	R	263,000	R	1,035,260	3	2	3	0	2	0	0	0	1	0	210	1,100
105	HELDERKRUIN	R	320,000	R	1,259,632	3	2	3	1	3	1	0	1	1	0	260	1,244
106	HORISON	R	195,000	R	767,588	4	2	4	1	0	0	0	0	0	1	300	2,017
107	HELDERKRUIN	R	590,000	R	2,322,446	3	2	3	1	2	1	1	0	1	0	420	4,000
108	KLOOFENDAL	R	450,000	R	1,771,357	4	3	3	1	2	1	0	1	1	0	4001	1,517
109	RANGEVIEW	R	385,000	R	1,515,495	3	2	3	0	2	1	0	1	0	1	480	2,000
110	WILROPARK	R	280,000	R	1,102,178	4	2	3	0	2	1	1	0	1	0	258	1,273
111	WILROPARK	R	260,000	R	1,023,451	4	2	3	1	2	1	0	0	0	1	226	1,163
112	STRUBENSVALLEI	R	255,000	R	1,003,769	3	2	2	0	2	1	0	1	1	0	172	1,000
113	STRUBENSVALLEI	R	275,000	R	1,082,496	3	2	4	1	2	1	0	0	1	0	270	1,244
114	STRUBENSVALLEI	R	340,000	R	1,338,359	3	2	3	0	2	0	0	1	0	1	220	1,001
115	WILGEHEUWEL	R	214,000	R	842,379	2	1	1	0	2	0	0	1	1	0	140	766
116	STRUBENSVALLEI	R	180,000	R	708,543	3	1.5	2	0	2	0	0	0	0	0	157	801
117	STRUBENSVALLEI	R	362,000	R	1,424,958	3	2	2	1	2	0	1	0	1	0	375	1,079
118	KLOOFENDAL	R	330,000	R	1,298,995	3	2	4	1	2	1	0	1	0	1	290	1,607
119	FLORIDA PARK	R	237,000	R	932,915	3	2	2	0	2	1	0	1	0	1	180	1,116
120	STRUBENSVALLEI	R	140,000	R	551,089	2	1	2	0	0	1	0	0	1	0	80	625
121	FLORIDA PARK	R	170,000	R	669,179	3	2	2	0	1	1	0	0	1	0	280	1,784
122	STRUBENSVALLEI	R	255,000	R	1,003,769	3	2	2	0	2	0	0	0	1	0	172	1,023
123	WILRO PARK EXT	R	535,000	R	2,105,947	4	3	5	2	2	1	1	0	1	0	400	3,000
124	HELDERKRUIN	R	590,000	R	2,322,446	3	3	3	1	2	1	1	0	1	0	422	4,255
125	LITTLE FALLS	R	285,000	R	1,121,860	3	2.5	3	1	2	1	0	0	0	1	150	1,278
126	WILRO PARK EXT	R	295,000	R	1,161,223	4	2	3	1	2	1	0	1	1	0	239	1,153
127	CONSTANTIA KLOOF	R	325,000	R	1,279,314	3	2	2	1	2	1	0	1	1	0	260	1,009
128	WILROPARK	R	323,000	R	1,271,441	4	2.5	3	0	2	1	0	1	1	0	270	1,529
129	WILGEHEUWEL	R	214,000	R	842,379	2	1	2	0	0	0	0	1	0	1	75	766
130	FLORIDA HILLS	R	280,000	R	1,044,661	3	2	2	1	2	1	0	0	1	0	250	1,492
131	WILGEHEUWEL	R	317,000	R	1,247,823	2	2	3	1	0	1	0	1	0	1	200	511
132	STRUBENSVALLEI	R	150,000	R	590,452	3	1	2	0	0	0	0	0	0	1	100	900
133	ROODEKRANS & EXTENSION	R	145,000	R	570,771	2	1	1	0	0	0	0	0	1	0	64	1,050
134	CONSTANTIA KLOOF	R	2,300,000	R	9,053,604	4	4	4	1	2	1	0	1	0	1	689	2,000
135	LITTLE FALLS	R	410,000	R	1,613,903	4	3	3	1	2	1	0	1	0	1	360	1,036
136	FLORIDA	R	150,000	R	590,452	3	1	3	0	2	2	0	1	1	0	160	1,328
137	HELDERKRUIN	R	270,000	R	1,007,352	3	2	3	1	2	1	0	0	1	0	270	1,600
138	LINDHAVEN	R	198,000	R	779,397	3	2	3	1	1	1	0	0	1	0	240	1,000
139	WILROPARK	R	306,000	R	1,204,523	3	2	4	1	2	1	0	1	0	1	270	1,052
140	STRUBENSVALLEI	R	190,000	R	747,906	3	2	2	0	0	1	0	0	0	1	140	1,036
141	WILROPARK	R	280,000	R	1,102,178	3	2	3	0	2	1	0	1	0	1	270	1,070
142	ROODEKRANS & EXTENSION	R	260,000	R	1,023,451	3	2	3	0	2	0	0	1	1	0	205	981
143	LITTLE FALLS	R	200,000	R	787,270	3	2	2	0	0	0	0	0	1	0	130	1,092
144	CONSTANTIA KLOOF	R	360,000	R	1,417,086	3	2	4	1	2	1	0	1	0	1	225	1,454
145	HORISON	R	245,000	R	964,406	3	2	3	1	1	1	0	1	0	1	230	1,000
146	ROODEKRANS & EXTENSION	R	189,000	R	743,970	3	2	2	0	1	0	0	0	0	1	119	800
147	STRUBENSVALLEI	R	225,000	R	885,679	3	2	2	0	1	0	0	0	1	0	180	900
148	BREAUNANDA	R	330,000	R	1,298,995	4	2	4	1	2	1	0	0	1	0	465	1,400
149	HELDERKRUIN	R	220,000	R	865,997	3	2	3	1	1	1	0	0	1	0	185	2,150
150	RUIMSIG	R	380,000	R	1,495,813	5	3	5	1	3	0	0	1	1	0	460	10,440
151	LITTLE FALLS	R	370,000	R	1,456,449	4	2	3	0	2	2	0	1	0	1	250	1,066
152	BERGBRON	R	215,000	R	802,151	3	2	2	0	1	0	0	0	1	0	92	435
153	WILGEHEUWEL	R	165,000	R	615,604	2	1	1	0	1	0	0	0	1	0	70	500
154	STRUBENSVALLEI	R	175,000	R	688,861	2	1	2	0	2	0	0	1	0	1	120	980
155	FLORIDA PARK	R	217,000	R	854,188	3	1.5	3	1	2	1	0	1	0	1	180	1,846
156	HELDERKRUIN	R	290,000	R	1,141,541	3	2	3	1	2	0	0	1	1	0	280	1,437
157	CONSTANTIA KLOOF EXT 3	R	440,000	R	1,731,994	4	2	4	0	1	1	1	1	1	0	300	2,017
158	WILGEHEUWEL	R	201,000	R	791,206	2	2	2	0	0	0	0	1	0	1	120	439
159	RUIMSIG	R	520,000	R	2,046,902	5	3	4	1	6	2	0	1	0	1	680	11,398
160	CONSTANTIA KLOOF	R	425,000	R	1,672,948	4	2	3	1	2	1	0	1	1	0	300	2,080
161	HELDERKRUIN	R	395,000	R	1,473,718	4	2	5	1	3	1	0	0	0	1	620	2,488
162	HELDERKRUIN	R	560,000	R	2,204,356	3	2.5	4	1	2	0	0	1	1	0	380	1,350
163	FLORIDA EXT	R	250,000	R	984,087	4	2.5	5	1	1	1	1	1	0	1	300	1,449
164	CONSTANTIA KLOOF	R	380,000	R	1,025,530	4	2.5	4	1	2	1	0	0	0	1	340	2,286
165	RUIMSIG	R	600,000	R	2,361,810	3	2.5	3	1	3	1	0	0	0	1	500	10,000
166	HORISON	R	240,000	R	944,724	3	1	3	0	2	2	1	1	1	0	350	1,353
167	WILGEHEUWEL	R	190,000	R	747,906	3	1.5	2	0	1	0	0	1	0	1	100	820
168	ROODEKRANS & EXTENSION	R	315,000	R	1,239,950	3	2	3	1	2	0	1	1	1	0	272	1,300
169	HORISON	R	220,000	R	865,997	4	2	3	1	2	1	0	0	0	1	220	1,833
170	HORISONPARK	R	160,000	R	629,816	3	2	3	0	0	0	0	1	1	0	160	991
171	WILRO PARK EXT	R	305,000	R	1,137,934	3	3	4	1	2	1	0	0	0	1	328	1,000
172	HONEYHILLS	R	285,000	R	1,121,860	3	2	3	1	2	1	0	0	0	1	300	970
173	STRUBENSVALLEI	R	185,000	R	690,223	3	1	2	0	1	0	0	0	0	1	100	755
174	WELTEVREDEN 202	R	255,000	R	951,388	3	2	2	0	2	1	0	0	1	0	100	672
175	DISCOVERY	R	160,000	R	629,816	3	1	2	0	1	0	0	0	1	0	180	1,200
176	WITPOORTJIE	R	145,000	R	570,771	3	2	3	0	1	1	0	1	0	1	175	1,115
177	WITPOORTJIE	R	160,000	R	629,816	3	2	2	0	2	1	0	1	0	1	166	1,115
178	FLORIDA PARK	R	300,000	R	1,180,905	4	2	3	1	2	1	0	1	0	1	250	2,107
179	HELDERKRUIN VIEW	R	800,000	R	3,149,080	4	4	5	1	2	1	1	1	1	0	580	3,899
180	WILGEHEUWEL	R	175,000	R	688,861	3	2	2	0	0	1	0	0	0	1	100	672
181	BREAUNANADA EXT	R	250,000	R	984,087	4	3	4	1	0	1	0	1	0	1	236	1,000
182	HORISONPARK	R	210,000	R	783,496	3	2	3	0	3	0	0	1	0	1	180	1,051
183	ROODEKRANS & EXTENSION	R	220,000	R	820,805	3	2	2	1	2	0	0	0	0	1	200	1,050
184	MINDADORE EXT	R	179,000	R	667,837	4	2	3	1	2	1	0	0	0	1	248	997
185	ROODEKRANS	R	279,000	R	1,040,930	4	2	3	1	2	1	0	1	1	0	260	1,200
186	ROODEKRANS & EXTENSION	R	550,000	R	1,677,160	4	3.5	4	1	2	1	1	1	1	0	450	2,165
187	STRUBENSVALLEI	R	200,000	R	787,270	3	2	2	0	6	1	0	1	0	1	200	1,000
188	FLORIDA PARK	R	280,000	R	1,044,661	4	3	3	0	0	0	0	1	0	1	210	1,904
189	FLORIDA PARK	R	240,000	R	944,724	4	2	3	0	1	1	0	0	1	0	200	1,804
190	HORISONPARK	R	250,000	R	984,087	3	2	2	1	2	1	0	1	0	1	200	1,700
191	FLORIDA HILLS	R	355,000	R	1,397,404	3	2	2	0	2	1	0	0	1	0	195	572
192	ROODEKRANS & EXTENSION	R	260,000	R	970,042	3	2	3	0	2	1	0	1	1	0	260	1,200
193	WITPOORTJIE	R	120,000	R	447,712	3	2	2	0	1	1	0	0	0	1	140	729
194	WITPOORTJIE	R	190,000	R	708,877	3	2	3	0	2	1	0	1	1	0	180	710
195	QUELLERINA	R	500,000	R	1,968,175	3	2	3	1	2	1	0	1	0	1	280	3,840
196	HELDERKRUIN EXT 3	R	225,000	R	839,460	3	2	3	0	2	0	0	1	0	1	213	1,249
197	LITTLE FALLS	R	225,000	R	885,679	3	2	2	0	2	0	0	0	1	0	85	380
198	LITTLE FALLS	R	225,000	R	885,679	3	2	2	0	2	0	0	0	1	0	95	474
199	WELTEVREDENPARK	R	225,000	R	839,460	3	2	2	0	2	0	0	0	0	1	120	739
200	QUELLERINA	R	320,000	R	1,259,632	3	2	3	0	2	1	0	0	0	1	250	1,983

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
201	FLORIDA	R	260,000	R	970,042	3	2	2	0	2	1	0	1	1	0	200	1,006
202	WILRO PARK EXT	R	280,000	R	1,044,661	5	3	2	0	2	0	1	1	1	0	300	1,000
203	WELTEVREDENPARK	R	470,000	R	1,753,538	3	2	4	1	2	1	0	1	1	0	420	800
204	WILROPARK	R	320,000	R	1,193,898	4	3	3	0	2	1	0	1	0	1	324	1,617
205	FLORIDA PARK	R	195,000	R	727,532	3	1	3	0	2	2	0	0	1	0	180	1,487
206	FLORIDA NORTH	R	350,000	R	1,305,826	4	2	3	1	3	1	0	1	0	1	260	1,298
207	WILGEHEUWEL	R	215,000	R	802,151	2	1	2	0	2	0	0	0	0	1	74	518
208	MINDALORE NORTH	R	320,000	R	975,802	0	0	0	0	0	0	0	0	1	0	400	2,689
209	WILROPARK	R	180,451	R	361,646	3	3	3	0	2	1	0	1	1	0	200	1,200
210	HELDERKRUIN	R	292,000	R	1,089,432	3	2	2	0	2	0	0	0	0	1	167	1,123
211	WILRO PARK EXT	R	395,000	R	1,473,718	4	2	3	1	2	1	0	0	1	0	184	1,105
212	QUELLERINA	R	360,000	R	1,343,136	3	2	3	1	4	1	0	1	0	1	220	1,711
213	WITPOORTJIE	R	215,000	R	802,151	3	2.5	3	1	2	1	0	1	0	1	300	911
214	ROODEKRANS & EXTENSION	R	250,000	R	932,733	3	2	3	0	2	1	0	1	0	1	180	1,081
215	CONSTANTIA KLOOF	R	450,000	R	1,678,920	4	2.5	3	0	2	1	0	1	0	1	320	2,672
216	FLORIDA PARK	R	350,000	R	1,305,826	4	3	3	1	2	1	1	1	0	1	310	1,858
217	NOORDHEUWEL	R	650,000	R	1,982,098	4	2	3	0	2	0	0	1	0	1	451	1,800
218	HELDERKRUIN	R	287,000	R	1,070,778	4	2	3	0	2	1	0	0	0	1	272	1,593
219	FLORIDA PARK	R	410,000	R	1,529,682	3	2	3	1	2	1	0	1	1	0	300	2,138
220	FLORIDA	R	195,000	R	727,532	3	1.5	2	0	0	0	1	1	1	0	200	1,190
221	WILROPARK	R	230,000	R	858,115	3	2	3	1	2	0	0	1	1	0	180	1,330
222	FLORIDA	R	232,000	R	865,576	4	3	3	0	1	1	0	0	0	1	170	872
223	HELDERKRUIN	R	215,000	R	802,151	3	2	3	1	2	1	0	0	0	1	240	1,613
224	LITTLE FALLS	R	258,000	R	962,581	3	2	3	1	3	1	0	0	0	1	230	1,272
225	STRUBENSVALLEI	R	165,000	R	615,604	2	1	2	0	0	0	0	1	0	1	90	902
226	FLORIDA PARK	R	320,000	R	1,193,898	4	2	3	2	1	1	0	0	0	1	340	2,286
227	FLORIDA	R	160,000	R	596,949	4	2.5	3	0	1	1	0	1	1	0	180	1,370
228	WILGEHEUWEL	R	190,000	R	708,877	3	1.5	3	0	0	0	0	0	0	1	80	538
229	HORIZON VIEW	R	200,000	R	746,187	3	2	3	0	1	0	0	1	0	1	170	1,057
230	CONSTANTIA KLOOF	R	345,000	R	1,287,172	3	2	3	2	2	1	0	0	0	1	290	1,487
231	WITPOORTJIE	R	190,000	R	708,877	4	2.5	3	2	2	1	0	1	1	0	230	840
232	WILROPARK	R	418,000	R	1,559,530	3	2	4	1	2	1	0	1	1	0	372	1,107
233	FLORIDA NORTH	R	213,000	R	794,689	3	1	2	0	1	0	0	0	0	1	160	1,076
234	KLOOFENDAL	R	350,000	R	1,305,826	3	2	3	1	2	0	0	1	0	1	250	1,800
235	STRUBENSVALLEI	R	150,000	R	559,640	3	1	2	0	0	0	0	0	0	1	95	639
236	FLORIDA EXT	R	195,000	R	727,532	3	2	1	1	2	2	0	1	0	1	220	1,161
237	FLORIDA GLEN	R	290,000	R	1,081,970	3	2	3	1	2	1	0	1	0	1	200	1,363
238	FLORIDA	R	195,000	R	727,532	6	1.5	0	0	1	1	0	0	0	1	180	2,161
239	FLORIDA PARK	R	360,000	R	1,343,136	4	2	4	0	2	1	0	1	0	1	400	1,500
240	HELDERKRUIN EXT 1	R	430,000	R	1,604,301	4	2	3	0	3	0	0	1	0	1	380	7,500
241	LITTLE FALLS	R	228,000	R	850,653	3	2	2	0	2	0	0	0	1	0	100	1,000
242	ROODEKRANS & EXTENSION	R	199,000	R	742,456	3	2	3	1	2	1	0	0	0	1	220	1,050
243	ROODEKRANS & EXTENSION	R	165,000	R	615,604	3	2	2	0	0	0	0	0	1	0	120	1,416
244	ROODEKRANS & EXTENSION	R	175,000	R	652,913	3	2	2	0	0	0	0	0	1	0	120	1,416
245	CARENVALE	R	260,000	R	970,042	3	2	3	1	2	1	0	0	0	1	183	910
246	ROODEKRANS & EXTENSION	R	260,000	R	970,042	3	2	3	1	3	1	0	0	1	0	300	2,200
247	FLORIDA GLEN	R	270,000	R	1,007,352	4	3	3	1	2	1	0	1	0	1	200	1,150
248	HORISONPARK	R	240,000	R	895,424	4	3	4	1	3	1	0	0	0	1	200	1,017
249	LITTLE FALLS	R	340,000	R	1,268,517	3	2	3	0	2	1	0	0	0	1	200	440
250	FLORACLIFFE	R	320,000	R	1,193,898	3	2	3	0	2	1	0	1	0	1	220	3,000
251	HELDERKRUIN	R	450,000	R	1,678,920	4	2	5	1	3	1	0	0	0	1	660	2,488
252	LITTLE FALLS	R	340,000	R	1,268,517	3	2	3	0	2	1	0	0	0	1	200	440
253	DISCOVERY	R	135,000	R	503,676	3	1	2	0	1	0	0	0	1	0	125	967
254	HELDERKRUIN	R	450,000	R	1,678,920	3	2	4	1	2	1	0	1	0	1	320	1,188
255	WELTEVREDENPARK	R	300,000	R	1,119,280	3	2	2	0	2	0	0	1	0	1	180	446
256	HELDERKRUIN	R	600,000	R	2,238,560	5	3	3	1	4	1	0	1	1	0	400	4,561
257	RADIOKOP EXT 3	R	210,000	R	783,496	3	2	2	1	2	1	0	0	0	1	140	840
258	WILROPARK	R	275,000	R	1,026,006	4	2	3	0	2	1	0	1	0	1	192	1,291
259	WILROPARK	R	275,000	R	1,026,006	4	2	3	0	2	1	0	1	0	1	192	1,291
260	HELDERKRUIN	R	296,000	R	1,104,356	3	2	2	0	2	0	0	0	0	1	177	500
261	CONSTANTIA KLOOF	R	330,000	R	1,231,208	3	2	3	1	0	1	0	1	0	1	260	1,175
262	WITPOORTJIE	R	174,000	R	649,182	4	2	3	1	2	1	0	0	0	1	215	776
263	FLORIDA PARK	R	500,000	R	1,865,466	5	2.5	5	2	2	2	0	1	0	1	500	2,319
264	DISCOVERY EXT 11	R	266,000	R	992,428	4	2.5	3	1	0	1	1	1	1	0	250	914
265	RADIOKOP EXT 3	R	215,000	R	802,151	2	1	2	0	1	0	0	0	0	1	127	650
266	HELDERKRUIN VIEW	R	1,200,000	R	4,477,119	5	2.5	3	1	3	1	1	1	0	1	620	2,800
267	ROODEKRANS & EXTENSION	R	700,000	R	2,611,653	5	3	3	1	2	2	0	0	1	0	440	1,459
268	ROODEKRANS & EXTENSION	R	240,000	R	895,424	3	2.5	3	1	2	1	0	1	1	0	240	1,000
269	RADIOKOP EXT 3	R	410,000	R	1,529,682	3	2	2	0	2	0	0	0	0	1	150	450
270	CONSTANTIA KLOOF	R	440,000	R	1,641,610	3	2	3	1	0	1	0	1	1	0	320	1,629
271	STRUBENSVALLEI	R	275,000	R	1,026,006	3	2	3	0	2	1	0	1	1	0	265	1,408
272	DISCOVERY EXT 6	R	190,000	R	708,877	3	2	2	0	0	0	1	1	1	0	130	744
273	BREAUNANADA EXT	R	195,000	R	727,532	3	1	2	0	2	1	1	0	0	1	218	1,590
274	SILVERFIELDSPARK EXT 1	R	239,000	R	891,693	3	2	3	1	2	1	0	1	0	1	230	1,546
275	CONSTANTIA KLOOF	R	365,000	R	1,361,790	4	2	3	1	1	1	0	0	0	1	365	1,487
276	STRUBENSVALLEI	R	180,000	R	671,568	3	1	3	0	1	0	0	0	0	1	120	800
277	LITTLE FALLS	R	190,000	R	708,877	3	2	2	0	2	0	0	0	0	1	100	1,000
278	HORISON	R	185,000	R	690,223	3	2	3	1	2	1	0	1	0	1	250	1,057
279	CONSTANTIA KLOOF	R	590,000	R	2,201,250	3	2	5	1	3	1	1	1	0	1	470	1,500
280	FLORIDA	R	119,000	R	443,981	3	1	2	0	1	0	0	1	1	0	170	1,000
281	LITTLE FALLS	R	430,000	R	1,604,301	3	2	3	1	2	1	0	0	1	0	310	1,036
282	DISCOVERY EXT 5	R	225,000	R	686,111	3	1	2	1	1	1	0	1	1	0	160	898
283	NEWLANDS	R	160,000	R	487,901	3	2	2	0	1	0	1	0	0	1	130	874
284	FLORIDA HILLS	R	430,000	R	1,604,301	3	2	3	1	2	1	0	0	1	0	218	583
285	HORISONPARK	R	280,000	R	1,044,661	3	2.5	3	0	2	1	0	1	1	0	230	991
286	FLORIDA EXT 4	R	150,000	R	559,640	3	1	3	0	1	1	0	0	1	0	160	1,076
287	HELDERKRUIN	R	1,200,000	R	3,659,258	4	3	3	1	2	1	0	1	1	0	500	1,189
288	STRUBENSVALLEI	R	295,000	R	1,100,625	3	2	3	1	2	1	0	1	0	1	175	1,176
289	STRUBENSVALLEI	R	180,000	R	671,568	3	2	2	0	1	0	0	0	0	1	130	1,100
290	STRUBENSVALLEI	R	172,000	R	641,720	3	2	2	0	0	0	0	0	0	1	100	1,144
291	STRUBENSVALLEI	R	295,000	R	1,100,625	3	2	3	1	0	0	0	1	1	0	134	990
292	STRUBENSVALLEI	R	190,000	R	579,383	2	2	2	0	1	0	0	0	0	1	80	1,037
293	ROODEKRANS & EXTENSION	R	300,000	R	1,119,280	3	2	3	0	0	0	0	1	0	1	200	2,140
294	LITTLE FALLS	R	320,000	R	975,802	3	2	3	1	2	1	0	0	0	1	210	1,273
295	DISCOVERY	R	200,000	R	746,187	3	1	3	1	1	1	0	0	0	1	180	1,023
296	HELDERKRUIN	R	250,000	R	932,733	3	2	3	1	2	1	0	1	0	1	220	1,479
297	FLORACLIFFE	R	250,000	R	932,733	3	3	3	0	2	1	0	0	1	0	220	2,539
298	HELDERKRUIN VIEW	R	790,000	R	2,947,437	4	2.5	3	1	2	1	0	1	1	0	380	1,997
299	BREAUNANADA EXT	R	245,000	R	914,079	4	2	3	1	2	1	0	1	0	1	250	1,200
300	QUELLERINA	R	350,000	R	1,305,826	4	2	3	1	2	1	0	0	0	1	380	1,020

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
301	STRUBENSVALLEI	R	300,000	R	1,119,280	3	2	3	1	2	1	0	0	0	1	254	1,315
302	HELDERKRUIN	R	259,000	R	966,312	3	2	3	1	2	1	0	1	0	1	250	1,409
303	KLOOFENDAL	R	340,000	R	1,268,517	6	3	4	0	2	0	0	1	1	0	311	1,750
304	FLORIDA PARK	R	240,000	R	895,424	3	2	4	0	2	2	0	1	0	1	200	1,636
305	HELDERKRUIN	R	430,000	R	1,311,234	4	2	4	1	2	1	0	1	1	0	350	2,197
306	FLORIDA PARK	R	280,000	R	853,827	3	2	3	1	2	1	0	0	0	1	230	1,500
307	STRUBENSVALLEI	R	168,000	R	512,296	3	1	2	0	0	0	0	0	0	1	85	1,124
308	RANT EN DAL	R	498,000	R	1,858,004	4	2	3	1	3	1	1	1	1	0	500	2,000
309	SILVERFIELDS PARK	R	230,000	R	858,115	4	2	2	1	0	0	0	1	0	1	240	961
310	WILROPARK	R	225,000	R	686,111	3	2	3	0	1	1	0	1	0	1	198	1,200
311	FLORIDA GLEN	R	400,000	R	1,492,373	3	2	4	1	0	0	1	1	0	1	200	991
312	QUELLERINA	R	345,000	R	1,287,172	4	2	4	0	2	1	1	1	1	0	290	1,691
313	WITPOORTJIE	R	110,000	R	410,403	3	1.5	2	0	2	1	0	0	0	1	142	892
314	FLORIDA PARK	R	400,000	R	1,492,373	3	2	2	1	2	1	0	0	0	1	204	500
315	WELTEVREDEN 202	R	299,000	R	1,115,549	3	2	3	1	2	0	0	1	1	0	181	1,230
316	LITTLE FALLS EXT 2	R	850,000	R	3,171,293	5	3	4	1	2	1	1	1	1	0	560	974
317	HELDERKRUIN	R	265,000	R	988,697	3	2.5	3	1	2	1	0	1	1	0	250	1,250
318	HELDERKRUIN	R	380,000	R	1,417,754	3	2	3	0	2	1	0	1	0	1	270	1,506
319	ROODEKRANS EXT	R	215,000	R	802,151	3	2	2	0	2	1	0	1	0	1	200	1,243
320	WELTEVREDENPARK	R	200,000	R	609,876	2	1	2	0	1	0	0	0	1	0	100	632
321	WELTEVREDENPARK	R	190,000	R	708,877	2	1	2	1	2	0	0	0	0	0	1321	1,490
322	RADIOKOP EXT 3	R	300,000	R	1,119,280	3	2	2	1	2	0	0	0	0	1	205	467
323	HELDERKRUIN VIEW	R	860,000	R	3,208,602	4	3	3	1	3	1	0	1	0	1	750	1,410
324	CONSTANTIA KLOOF	R	290,000	R	1,081,970	3	2	2	1	2	1	0	1	0	1	235	2,739
325	LITTLE FALLS EXT 2	R	670,000	R	2,499,725	4	2	3	1	2	1	0	1	0	1	350	1,180
326	FLORIDA	R	420,000	R	1,280,740	3	2	4	1	2	1	0	1	0	1	350	2,512
327	BERGBRON	R	315,000	R	960,555	3	2	2	0	2	0	0	0	0	1	126	817
328	LITTLE FALLS EXT 2	R	400,000	R	1,492,373	3	2	3	1	2	1	0	0	0	1	320	1,001
329	FLORIDA PARK	R	315,000	R	960,555	4	3	3	1	2	1	0	0	0	1	440	936
330	HELDERKRUIN	R	325,000	R	1,212,553	3	2	3	1	2	1	0	1	0	1	230	1,000
331	NOORDHEUWEL EXT 4	R	227,000	R	846,922	3	2	2	0	1	0	0	0	1	0	150	899
332	WILROPARK	R	448,000	R	1,671,458	4	2	3	0	3	0	1	1	0	1	398	1,000
333	FLORIDA PARK	R	420,000	R	1,566,992	4	3	5	0	2	2	0	0	1	0	275	1,685
334	ROODEKRANS EXT 3	R	245,000	R	914,079	3	2	3	0	1	1	0	1	1	0	160	1,274
335	WILROPARK	R	445,000	R	1,660,265	5	3	4	2	2	1	0	1	0	1	400	2,677
336	WITPOORTJIE	R	168,000	R	626,797	3	2	2	0	0	0	1	1	0	1	140	1,000
337	FLORIDA	R	245,000	R	914,079	4	2	2	1	2	1	0	0	1	0	220	1,447
338	CONSTANTIA KLOOF	R	400,000	R	1,492,373	5	3	5	1	4	2	0	1	0	1	350	1,487
339	WITPOORTJIE	R	195,000	R	727,532	5	3.5	4	2	3	1	0	1	1	0	340	888
340	ROODEKRANS & EXTENSION	R	325,000	R	1,212,553	3	2	3	1	2	0	0	0	1	0	230	1,000
341	ROODEKRANS & EXTENSION	R	279,000	R	1,040,930	4	2	3	0	3	1	0	0	0	1	280	1,225
342	FLORIDA NORTH	R	200,000	R	746,187	3	1	2	0	1	1	0	1	0	1	170	1,646
343	HELDERKRUIN	R	445,000	R	1,660,265	4	3	3	1	2	1	1	1	0	1	300	1,200
344	KLOOFENDAL	R	550,000	R	1,677,160	4	2.5	3	1	2	1	0	1	1	0	270	1,900
345	KENMARE	R	276,000	R	1,029,737	4	2	3	0	2	1	0	1	1	0	300	1,536
346	FLORIDA HILLS	R	405,000	R	1,511,028	4	1.5	3	1	0	1	0	1	0	1	300	1,800
347	ROODEKRANS & EXTENSION	R	292,000	R	1,089,432	3	2	3	0	2	1	0	0	0	1	200	1,000
348	WILROPARK EXT 1	R	315,000	R	1,175,244	3	2	4	1	2	1	0	0	1	0	325	1,000
349	LITTLE FALLS	R	880,000	R	3,283,221	4	3	3	1	3	1	0	1	1	0	580	1,100
350	FLORIDA PARK	R	450,000	R	1,372,222	4	3.5	3	1	2	1	1	1	0	1	300	1,962
351	ROODEKRANS & EXTENSION	R	273,000	R	832,481	3	2	3	0	2	1	0	1	0	1	225	1,003
352	FLORIDA	R	420,000	R	1,280,740	4	3	4	1	0	1	1	1	1	0	500	2,161
353	WILROPARK	R	400,000	R	1,219,753	4	2.5	3	1	2	0	0	0	1	0	224	1,208
354	KLOOFENDAL	R	350,000	R	1,067,284	3	2	3	1	2	1	0	1	1	0	200	1,500
355	HONEYHILLS	R	425,000	R	1,295,987	5	2.5	4	2	2	2	1	1	1	0	300	1,400
356	DELAREY	R	190,000	R	579,383	3	2	2	0	1	1	0	1	1	0	180	1,000
357	WILROPARK	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000
358	WILROPARK	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000
359	WILROPARK	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000
360	FLORIDA PARK	R	440,000	R	1,641,610	3	2	3	1	2	3	0	1	1	0	320	2,151
361	WILROPARK	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000
362	HELDERKRUIN	R	425,000	R	1,585,646	3	2	3	1	4	1	1	1	1	0	260	1,800
363	MONUMENT	R	194,000	R	723,801	3	2	3	1	1	1	0	0	1	0	190	1,115
364	WILROPARK	R	250,000	R	762,346	3	2	3	1	2	1	0	1	1	0	190	1,125
365	WILROPARK	R	247,000	R	921,540	3	2	3	1	2	0	0	1	1	0	190	1,125
366	MARAISBURG	R	180,000	R	671,568	3	2	2	0	2	1	0	0	1	0	200	991
367	WILRO PARK EXT	R	225,000	R	686,111	3	2	4	0	1	1	0	1	0	1	170	1,000
368	KLOOFENDAL	R	420,000	R	1,566,992	3	2.5	3	1	2	0	0	1	1	0	127	854
369	NOORDHEUWEL	R	290,000	R	884,321	3	2	3	1	2	1	0	0	1	0	306	2,057
370	FLORIDA NORTH	R	425,000	R	1,585,646	4	3	3	1	2	1	1	1	1	0	500	943
371	WELTEVREDENPARK	R	350,000	R	1,305,826	2	2	3	0	3	0	0	0	1	0	173	760
372	WILROPARK	R	360,000	R	1,097,778	4	3	3	0	2	0	0	1	1	0	260	1,160
373	HELDERKRUIN	R	525,000	R	1,958,740	3	2	3	1	2	1	1	0	0	1	400	1,115
374	WILGEHEUWEL	R	240,000	R	895,424	3	2	2	0	2	0	0	0	1	0	120	882
375	NOORDHEUWEL	R	300,000	R	1,119,280	4	2	3	1	2	1	0	1	1	0	30	1,300
376	RADIOKOP EXT 3	R	300,000	R	1,119,280	3	2	3	1	2	1	0	1	1	0	200	870
377	BREAUNANDA	R	268,000	R	817,234	4	2	3	0	2	1	1	1	0	1	200	1,200
378	TRIOMF	R	130,000	R	396,420	3	1.5	2	0	1	1	0	0	0	1	150	1,008
379	FAIRLAND	R	355,000	R	1,324,481	4	2	3	0	2	1	1	1	0	1	250	2,974
380	WILROPARK	R	295,000	R	1,100,625	3	2	3	0	2	1	0	0	1	0	300	1,000
381	BREAUNANDA	R	225,000	R	686,111	3	2	3	1	2	0	0	0	0	1	228	1,501
382	STRUBENSVALLEI EXT 1	R	520,000	R	1,585,679	4	2	4	1	3	0	0	0	1	0	400	1,740
383	HAMBERG	R	165,000	R	615,604	3	2	3	0	1	1	0	1	1	0	150	1,000
384	FLORIDA GLEN	R	340,000	R	1,036,790	3	2	4	1	1	1	1	1	0	1	300	1,006
385	STRUBENSVALLEI	R	245,000	R	914,079	3	2	2	0	2	0	0	1	0	1	160	834
386	FLORIDA	R	245,000	R	914,079	3	1	3	0	1	0	1	1	1	0	260	1,190
387	RANDPARK RIDGE	R	460,000	R	1,402,716	3	2	2	1	2	1	0	1	0	1	400	1,970
388	BERGBRON	R	355,000	R	1,082,531	3	2	3	0	2	0	1	1	0	1	315	991
389	BERGBRON	R	355,000	R	1,082,531	3	2	3	0	2	0	1	1	0	1	315	991
390	STRUBENSVALLEI	R	168,000	R	512,296	3	1	2	0	0	0	0	0	0	1	80	1,124
391	STRUBENSVALLEI	R	168,000	R	512,296	3	1	2	0	0	0	0	0	0	1	80	1,124
392	CONSTANTIA KLOOF	R	440,000	R	1,341,728	4	2.5	3	1	2	1	0	1	0	1	300	1,776
393	ROODEKRANS & EXTENSION	R	475,000	R	1,448,456	4	2.5	3	0	2	0	1	1	1	0	345	1,230
394	ALLENS NEK EXT 10	R	326,000	R	994,099	3	2	2	1	2	0	0	0	0	1	200	432
395	STRUBENSVALLEI	R	240,000	R	731,852	3	1	3	0	2	0	0	0	0	1	160	816
396	NOORDHEUWEL EXT 3	R	680,000	R	2,073,580	4	1	4	2	4	1	1	1	1	0	555	3,731
397	FLORIDA GLEN	R	450,000	R	1,372,222	4	2	4	0	2	1	0	0	1	0	300	1,001
398	HELDERKRUIN	R	820,000	R	2,500,493	4	4	3	1	3	1	1	1	1	0	850	2,478
399	LITTLE FALLS	R	480,000	R	1,463,703	4	2	3	0	2	1	0	1	0	1	250	723
400	ROODEKRANS & EXTENSION	R	238,000	R	725,753	3	2	3	0	2	1	0	0	0	1	190	1,379

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
401	WILROPARK	R	285,000	R	869,074	4	3	4	1	2	1	0	1	0	1	280	1,200
402	STRUBENSVALLEI	R	660,000	R	2,012,592	5	2.5	4	0	2	1	0	1	0	1	400	1,862
403	WITPOORTJIE	R	198,000	R	603,778	3	1	2	0	2	1	1	1	0	1	180	1,000
404	WILROPARK	R	210,000	R	640,370	3	2	2	0	1	1	0	0	0	1	180	1,030
405	POORTVIEW	R	700,000	R	2,134,567	5	2	3	1	1	2	0	0	0	1	385	2,588
406	FLORIDA PARK	R	580,000	R	1,768,642	4	2	3	1	2	1	0	1	0	1	400	2,493
407	STRUBENSVALLEI	R	175,000	R	533,642	2	2	2	0	0	0	0	0	0	1	80	1,093
408	GEORGINIA	R	118,000	R	359,827	3	1	2	0	0	1	0	0	1	0	98	237
409	FLORIDA PARK	R	490,000	R	1,494,197	4	3	3	1	2	1	0	1	1	0	327	2,712
410	KRUGERSDORP	R	280,000	R	853,827	3	2	2	1	2	1	0	0	1	0	208	2,000
411	KRUGERSDORP	R	320,000	R	975,802	3	2	2	1	2	1	0	0	1	0	208	2,000
412	ALLENS NEK	R	250,000	R	762,346	3	2	2	0	2	0	0	0	1	0	95	350
413	STRUBENSVALLEI	R	260,000	R	792,839	3	2	2	1	2	1	0	1	0	1	143	822
414	NORTHCLIFF EXT 25	R	718,000	R	2,189,456	4	2	3	1	5	2	0	1	1	0	600	1,310
415	WILROPARK	R	415,000	R	1,265,494	4	2	3	1	2	2	0	0	1	0	300	1,503
416	WILROPARK	R	340,000	R	1,036,790	4	2	3	0	2	1	1	1	0	1	281	1,253
417	BREAUNANDA	R	255,000	R	777,592	3	2	3	1	2	1	0	0	0	1	200	1,200
418	CONSTANTIA KLOOF	R	470,000	R	1,433,210	3	2	3	0	2	1	1	1	1	0	288	1,200
419	STRUBENSVALLEI	R	295,000	R	899,568	3	2	2	0	2	1	0	1	0	1	220	1,059
420	HELDERKRUIN	R	450,000	R	1,372,222	4	2	3	1	2	1	0	1	0	1	2415	1,047
421	CONSTANTIA KLOOF	R	345,000	R	1,052,037	4	2.5	3	1	2	1	0	1	1	0	320	1,949
422	HELDERKRUIN	R	390,000	R	1,189,259	4	2	3	1	2	1	0	1	0	1	360	1,365
423	HELDERKRUIN	R	336,000	R	1,024,592	3	2	3	0	2	0	0	1	0	1	177	500
424	CONSTANTIA KLOOF	R	270,000	R	823,333	4	3	3	1	2	1	0	1	1	0	230	1,586
425	WELTEVREDENPARK	R	270,000	R	823,333	3	2	2	0	0	0	0	1	1	0	250	1,064
426	STRUBENSVALLEI	R	175,000	R	533,642	3	1	1	0	0	0	0	0	0	1	70	900
427	LITTLE FALLS	R	575,000	R	1,753,395	4	3.5	3	1	2	1	0	0	0	1	350	1,200
428	ROODEKRANS & EXTENSION	R	145,000	R	442,160	3	2	2	0	2	0	0	0	0	1	1045	1,045
429	ROODEKRANS & EXTENSION	R	273,000	R	832,481	4	2	4	1	2	2	0	0	1	0	300	1,000
430	STRUBENSVALLEI	R	275,000	R	838,580	3	2	2	0	2	0	0	0	1	0	100	1,224
431	STRUBENSVALLEI	R	275,000	R	838,580	3	2	2	0	2	0	0	0	1	0	100	1,224
432	LITTLE FALLS	R	170,000	R	518,395	2	1	2	0	0	0	0	0	0	1	90	1,080
433	LITTLE FALLS	R	170,000	R	518,395	2	1	2	0	0	0	0	0	0	1	90	1,080
434	ALLENS NEK	R	265,000	R	808,086	2	2	3	0	1	0	0	0	0	1	160	387
435	HONEYDEW	R	4,000,000	R	10,795,055	7	5.5	7	1	4	2	1	1	0	1	1100	21,000
436	HELDERKRUIN	R	705,000	R	2,149,814	5	2.5	3	1	4	1	0	1	1	0	400	2,300
437	WELTEVREDENPARK	R	200,000	R	609,876	3	1	2	0	0	0	0	1	0	1	180	1,210
438	GREYMONT	R	260,000	R	792,839	3	2	3	0	2	1	0	1	0	1	180	1,210
439	WILROPARK	R	425,000	R	1,295,987	4	2	3	1	2	1	0	1	0	1	430	1,700
440	WILROPARK	R	435,000	R	1,326,481	3	3	4	1	2	1	0	0	0	1	320	1,086
441	HELDERKRUIN	R	375,000	R	1,143,518	4	2	3	0	2	1	0	1	1	0	366	1,100
442	FAIRLAND	R	350,000	R	1,067,284	2	2	3	1	0	2	0	1	0	1	125	2,996
443	LITTLE FALLS	R	560,000	R	1,707,654	5	2.5	4	0	2	1	0	1	1	0	500	1,036
444	WELTEVREDEN 202	R	350,000	R	1,067,284	3	2	3	0	2	1	0	0	0	1	280	900
445	BERGBRON	R	325,000	R	991,049	3	2	2	0	1	0	0	0	0	1	140	1,000
446	WELTEVREDENPARK	R	370,000	R	1,128,271	3	2.5	3	1	2	1	1	1	0	1	350	1,400
447	ROODEKRANS & EXTENSION	R	240,000	R	731,852	3	2	2	0	2	1	0	0	1	0	180	1,000
448	FLORIDA PARK	R	250,000	R	762,346	3	2	3	0	2	1	0	1	0	1	300	2,000
449	FLORIDA PARK	R	250,000	R	762,346	3	2	3	0	2	1	0	1	0	1	300	2,000
450	WILROPARK	R	270,000	R	823,333	3	2	3	0	2	1	0	1	0	1	280	1,200
451	ALLENS NEK EXT 10	R	300,000	R	914,815	2	2	2	0	1	0	0	1	0	1	150	450
452	STRUBENSVALLEI	R	380,000	R	1,158,765	3	2	3	0	2	0	0	0	1	0	210	597
453	FLORIDA LAKE	R	165,000	R	503,148	3	1	2	0	1	1	0	0	0	1	140	709
454	FLORIDA LAKE	R	205,000	R	553,247	3	1	1	0	0	1	0	1	0	1	160	768
455	WELTEVREDENPARK	R	349,000	R	1,064,234	3	2	3	0	2	0	0	0	1	0	110	626
456	FLORIDA HILLS	R	375,000	R	1,143,518	4	2	3	1	2	1	0	1	0	1	404	1,400
457	HORISON	R	420,000	R	1,280,740	3	2	3	1	2	1	0	1	1	0	285	1,100
458	DISCOVERY	R	225,000	R	686,111	3	1	2	0	1	1	1	0	1	0	220	1,100
459	ALLENS NEK	R	325,000	R	991,049	3	2	3	1	2	0	0	0	0	1	165	1,340
460	FLORIDA GLEN	R	265,000	R	808,086	3	2	3	0	0	1	0	1	1	0	180	991
461	FLORIDA LAKE	R	180,000	R	548,889	3	1.5	3	1	2	1	0	0	0	1	238	670
462	ROODEPOORT NORTH	R	140,000	R	426,913	3	2	2	1	0	1	1	0	1	0	185	900
463	HELDERKRUIN	R	335,000	R	1,021,543	4	2	3	1	2	1	0	0	1	0	190	1,000
464	WILRO PARK EXT	R	390,000	R	1,189,259	3	2	3	2	2	1	0	0	0	1	389	1,000
465	WILRO PARK EXT	R	280,000	R	853,827	4	2	3	0	2	1	0	0	0	1	296	1,100
466	LITTLE FALLS	R	350,000	R	1,067,284	3	2	2	0	2	0	0	0	1	0	120	700
467	HELDERKRUIN	R	385,000	R	1,174,012	3	2.5	3	3	2	0	0	0	1	0	435	2,010
468	FLORIDA NORTH	R	450,000	R	1,372,222	4	3	3	1	4	1	1	1	1	0	450	943
469	HELDERKRUIN	R	330,000	R	1,006,296	3	3	3	1	2	1	1	1	1	0	300	1,200
470	HELDERKRUIN	R	435,000	R	1,326,481	3	2	2	1	2	1	1	1	0	1	400	1,298
471	FLORIDA	R	405,000	R	1,235,000	3	3	4	0	3	1	1	1	0	1	395	1,600
472	WELTEVREDENPARK	R	270,000	R	823,333	3	2	2	0	2	1	0	1	0	1	160	1,250
473	BERGBRON EXT 8	R	285,000	R	869,074	3	2	3	0	2	0	0	0	0	1	160	550
474	HORISONPARK	R	281,000	R	856,876	3	2	3	0	2	1	0	1	0	1	200	1,110
475	WILROPARK	R	565,000	R	1,722,901	3	2.5	3	1	2	1	0	0	1	0	427	1,257
476	ROODEKRANS & EXTENSION	R	630,000	R	1,921,111	4	2	4	1	3	1	0	1	0	1	480	1,136
477	HELDERKRUIN	R	460,000	R	1,402,716	3	2	4	1	2	0	0	1	0	1	200	500
478	STRUBENSVALLEI	R	400,000	R	1,219,753	4	3.5	3	1	2	0	0	1	0	1	300	1,000
479	HORISON	R	275,000	R	838,580	3	2	3	1	2	1	0	1	1	0	280	1,200
480	WILRO PARK EXT	R	390,000	R	1,189,259	3	2	3	2	2	1	0	0	0	1	389	1,000
481	WELTEVREDENPARK	R	327,000	R	997,148	3	2	3	0	3	1	0	0	0	1	180	998
482	ROODEKRANS & EXTENSION	R	340,000	R	1,036,790	3	2	3	1	2	1	1	0	0	1	260	1,254
483	WELTEVREDENPARK EXT	R	320,000	R	975,802	3	2	2	0	1	0	0	0	1	0	120	350
484	WITPOORTJIE	R	185,000	R	564,136	3	2	3	0	2	1	0	1	1	0	180	1,000
485	ROODEKRANS & EXTENSION	R	275,000	R	838,580	3	2	2	0	2	0	0	1	0	1	180	1,050
486	WILROPARK	R	285,000	R	869,074	3	2	3	0	2	1	0	1	1	0	175	1,022
487	HORIZON VIEW	R	245,000	R	747,099	3	2	3	1	2	1	0	1	0	1	210	1,000
488	LITTLE FALLS	R	455,000	R	1,387,469	3	2	2	1	2	1	0	1	0	1	305	1,236
489	WILROPARK	R	445,000	R	1,356,975	3	2	4	1	2	0	1	1	1	0	450	1,200
490	FLORIDA	R	260,000	R	792,839	4	2	3	0	2	1	0	0	0	1	240	1,100
491	KLOOFENDAL	R	490,000	R	1,494,197	3	2	3	0	2	0	0	1	0	1	254	1,707
492	HELDERKRUIN	R	310,000	R	836,617	4	2	3	0	2	1	0	1	1	0	280	1,000
493	LITTLE FALLS	R	610,000	R	1,860,123	5	3	3	0	3	0	0	1	0	1	400	1,200
494	BREAUNANDA	R	350,000	R	1,067,284	4	2	3	1	2	1	1	1	1	0	340	2,286
495	HELDERKRUIN VIEW	R	640,000	R	1,951,605	4	2	3	1	2	1	0	0	1	0	335	1,100
496	QUELLERINA	R	725,000	R	2,210,802	4	2	3	1	3	1	1	1	0	1	512	1,800
497	RANGEVIEW EXT 4	R	248,000	R	669,293	3	2	1	0	2	0	0	0	0	1	107	1,189
498	CONSTANTIA KLOOF	R	2,250,000	R	6,861,110	5	4.5	5	1	4	2	0	1	0	1	13	87
499	CARENVALE	R	278,000	R	847,728	3	2	3	1	2	1	0	1	0	1	300	933
500	LITTLE FALLS	R	250,000	R	674,691	2	2	2	0	2	0	0	1	0	1	100	350

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
501	RUIMSIG	R	1,100,000	R	3,354,320	5	3.5	3	1	2	2	0	1	0	1	500	10,000
502	STRUBENSVALLEI	R	230,000	R	701,358	2	2	2	0	3	0	0	1	0	1	90	1,023
503	FLORIDA LAKE	R	208,000	R	634,271	3	1	3	0	1	1	0	0	0	1	180	1,000
504	ROODEKRANS & EXTENSION	R	685,000	R	2,088,827	4	3	3	1	3	1	0	1	0	1	330	2,046
505	KLOOFENDAL	R	485,000	R	1,478,950	3	2	3	1	2	1	0	0	1	0	330	1,944
506	HORISON EXT 1	R	240,000	R	731,852	3	1	2	1	0	1	1	0	0	1	170	1,000
507	HORISON	R	335,000	R	1,021,543	3	3	3	0	1	1	0	1	0	1	230	1,100
508	ALLENS NEK	R	256,000	R	780,642	3	2	2	0	1	1	0	1	1	0	150	1,008
509	FLORIDA LAKE	R	172,500	R	526,018	3	2	2	0	1	1	0	1	0	1	150	1,008
510	CONSTANTIA KLOOF EXT 4	R	465,000	R	1,417,963	4	2.5	3	0	2	1	0	1	0	1	245	1,527
511	FLORIDA	R	180,000	R	548,889	3	1	4	0	1	2	0	1	0	1	250	1,154
512	CONSTANTIA KLOOF EXT 3	R	838,000	R	2,261,564	4	3	4	1	2	1	0	1	0	1	500	1,710
513	HELDERKRUIN	R	930,000	R	2,835,925	5	3	4	1	2	3	0	1	0	1	500	1,476
514	LITTLE FALLS	R	285,000	R	869,074	3	2	2	0	2	0	0	1	0	1	100	507
515	FLORIDA PARK	R	405,000	R	1,235,000	4	2.5	3	1	2	1	1	1	1	0	380	1,636
516	DISCOVERY	R	235,000	R	716,605	3	1	3	0	0	0	1	0	0	1	220	1,000
517	HORIZON VIEW	R	349,000	R	1,064,234	4	2	4	0	3	1	0	0	0	1	280	1,100
518	ROODEKRANS & EXTENSION	R	360,000	R	1,097,778	3	2	3	1	2	1	0	0	0	1	270	2,371
519	CONSTANTIA KLOOF	R	475,000	R	1,448,456	4	3	3	0	2	1	0	1	0	1	300	1,534
520	FLORIDA PARK	R	495,000	R	1,335,888	3	2	3	1	4	1	1	1	1	0	277	1,487
521	STRUBENSVALLEI	R	2,850,004	R	8,690,751	4	3	3	1	0	0	0	1	0	1	200	708
522	LITTLE FALLS	R	300,000	R	914,815	3	2	2	0	2	0	0	0	0	1	130	580
523	WILROPARK	R	255,000	R	777,592	4	2	3	0	2	1	0	1	1	0	324	2,178
524	LITTLE FALLS	R	780,000	R	2,105,036	4	2.5	3	0	2	1	0	1	0	1	330	2,218
525	HAMBERG	R	195,000	R	594,630	3	1.5	2	0	2	1	1	1	0	1	230	1,000
526	ROODEKRANS & EXTENSION	R	295,000	R	899,568	3	2	3	0	2	1	0	1	0	1	210	1,022
527	WELTEVREDENPARK	R	400,000	R	1,219,753	5	3	3	0	2	1	0	0	1	0	350	115
528	FLORIDA PARK	R	290,000	R	884,321	3	2	2	1	2	1	0	1	1	0	190	1,164
529	HORISONPARK	R	349,000	R	1,064,234	3	2	3	1	1	1	0	1	0	1	220	1,200
530	BERGBRON EXT	R	27,000	R	82,333	3	2	3	1	2	0	0	0	0	1	200	1,344
531	WELTEVREDENPARK	R	350,000	R	944,567	4	2	3	1	2	0	0	0	0	1	237	1,470
532	HELDERKRUIN	R	450,000	R	1,372,222	5	3	4	1	2	0	0	1	1	0	281	1,561
533	KLOOFENDAL	R	520,000	R	1,585,679	4	2	3	1	2	1	0	1	1	0	273	2,217
534	HONEYHILLS	R	370,000	R	1,128,271	3	2	2	0	2	1	0	1	0	1	200	1,368
535	GEORGINIA	R	195,000	R	526,259	3	2	4	0	1	0	1	1	0	1	190	1,150
536	WILROPARK	R	310,000	R	945,308	5	2	3	0	4	0	0	0	0	1	230	1,000
537	HELDERKRUIN	R	610,000	R	1,646,246	4	2.5	4	1	2	1	0	0	1	0	250	1,500
538	HORISONPARK	R	245,000	R	747,099	3	2.5	2	0	1	1	0	0	0	1	160	1,400
539	FLORIDA	R	195,000	R	526,259	3	1	3	0	3	1	0	0	1	0	190	1,400
540	WITPOORTJIE	R	220,000	R	670,864	3	2	4	1	2	1	1	1	0	1	223	980
541	HELDERKRUIN	R	1,160,000	R	3,130,566	5	3.5	3	1	3	2	0	0	1	0	680	1,716
542	FLORIDA	R	495,000	R	1,509,444	4	2	3	0	3	1	1	1	0	1	380	2,162
543	ROODEKRANS & EXTENSION	R	450,000	R	1,214,444	4	2.5	3	1	2	1	0	1	0	1	350	1,000
544	FLORIDA GLEN	R	430,000	R	1,311,234	3	2	3	1	2	1	1	1	1	0	230	1,000
545	HORISON	R	270,000	R	823,333	4	2.5	3	0	1	0	1	1	1	0	300	1,400
546	CONSTANTIA KLOOF	R	320,000	R	975,802	4	3	2	0	2	1	0	0	0	1	250	1,487
547	WILROPARK	R	270,000	R	823,333	3	2	3	1	2	1	0	0	0	1	260	1,045
548	FLORIDA HILLS	R	810,000	R	2,185,999	4	2	3	1	3	1	0	1	1	0	500	1,551
549	HORISON	R	275,000	R	838,580	4	1.5	3	0	1	1	0	1	1	0	260	1,100
550	ROODEKRANS & EXTENSION	R	420,000	R	1,280,740	4	2	5	0	3	1	0	0	0	1	450	3,025
551	WILROPARK	R	370,000	R	1,128,271	4	2	3	1	2	1	0	1	1	0	245	1,435
552	HELDERKRUIN	R	460,000	R	1,241,431	5	2.5	3	1	3	0	0	1	0	1	365	2,454
553	RADIOKOP EXT 3	R	420,000	R	1,280,740	3	2	2	0	2	1	0	1	1	0	210	819
554	FLORIDA	R	240,000	R	647,703	3	1	3	0	2	1	0	0	1	0	200	1,300
555	LITTLE FALLS	R	250,000	R	762,346	2	2	2	0	2	0	0	1	0	1	100	350
556	FLORIDA GLEN	R	290,000	R	884,321	3	2	3	0	2	1	0	0	1	0	200	1,780
557	FLORIDA PARK	R	255,000	R	777,592	3	2	2	0	2	1	0	0	0	1	240	1,100
558	HELDERKRUIN	R	599,000	R	1,616,559	4	3	3	0	2	0	1	0	1	0	400	700
559	RADIOKOP EXT 3	R	340,000	R	917,580	3	2.5	3	0	0	0	0	0	0	1	142	400
560	DISCOVERY EXT 13	R	880,000	R	2,374,912	7	4	5	1	4	6	1	1	1	0	800	5,378
561	HELDERKRUIN	R	350,000	R	944,567	4	2	4	1	2	1	0	1	0	1	260	1,146
562	BREAUNANDA	R	330,000	R	1,006,296	4	2	3	0	2	1	0	0	1	0	232	1,560
563	HELDERKRUIN	R	380,000	R	1,158,765	4	2	4	1	2	1	0	0	0	1	310	1,300
564	WELTEVREDENPARK	R	310,000	R	836,617	3	2	2	1	2	0	0	0	0	1	80	639
565	HORIZON VIEW	R	239,003	R	645,013	3	2	3	0	2	1	1	1	0	1	250	1,031
566	STRUBENSVALLEI	R	184,000	R	561,086	3	1	2	0	0	0	0	0	1	0	85	1,017
567	ALLENS NEK	R	260,000	R	792,839	3	2	3	0	2	0	0	0	0	1	170	1,100
568	HELDERKRUIN	R	795,000	R	2,145,517	4	3.5	5	2	3	1	1	0	1	0	590	1,000
569	FLORIDA PARK	R	3,800,009	R	11,587,679	3	2	3	1	2	1	0	1	0	1	280	1,300
570	ROODEKRANS & EXTENSION	R	220,000	R	593,728	2	1	3	0	0	0	0	0	0	1	190	1,125
571	WILROPARK	R	460,000	R	1,241,431	4	2	3	0	2	1	0	1	1	0	230	1,096
572	CONSTANTIA KLOOF EXT 11	R	470,000	R	1,268,419	3	2	4	1	2	1	0	1	0	1	300	1,282
573	STRUBENSVALLEI	R	410,000	R	1,106,493	3	1.5	2	1	2	0	0	1	1	0	187	1,257
574	HELDERKRUIN	R	610,000	R	1,646,246	4	2.5	4	1	2	1	0	0	1	0	250	1,500
575	ZONNEHOEWE A H	R	495,000	R	1,335,888	2	1	2	0	0	1	0	0	1	0	213	10,000
576	FLORIDA LAKE	R	215,000	R	580,234	4	2	3	0	1	1	0	0	0	1	350	709
577	ALLENS NEK	R	350,000	R	944,567	3	2	2	0	0	0	0	0	1	0	160	500
578	ALLENS NEK	R	350,000	R	944,567	3	2	2	0	0	0	0	0	1	0	160	500
579	ROODEKRANS & EXTENSION	R	265,000	R	808,086	3	2	2	0	1	0	0	1	0	1	110	700
580	DISCOVERY	R	170,000	R	458,790	3	1	2	0	1	1	0	0	1	0	140	915
581	WILGEHEUWEL	R	245,000	R	661,197	2	1	1	0	0	0	0	0	0	1	75	526
582	HELDERKRUIN	R	475,000	R	1,281,913	3	2	3	1	2	1	0	1	0	1	318	1,389
583	WILROPARK	R	410,000	R	1,106,493	4	2.5	3	1	2	1	0	0	1	0	280	2,116
584	NOORDHEUWEL EXT 4	R	305,000	R	823,123	3	2	3	1	2	0	0	1	1	0	180	800
585	RUIMSIG	R	389,000	R	1,049,819	3	2	2	0	2	0	0	0	0	1	155	394
586	LITTLE FALLS	R	650,000	R	1,754,196	3	2.5	3	0	2	1	0	1	0	1	285	610
587	STRUBENSVALLEI	R	189,000	R	510,066	3	1.5	2	0	0	0	0	0	0	1	85	900
588	WITPOORTJIE	R	160,000	R	431,802	3	2	2	0	1	0	0	0	0	1	130	815
589	WELTEVREDENPARK	R	430,000	R	1,160,468	3	2	3	0	2	0	0	0	0	1	175	424
590	WELTEVREDENPARK	R	430,000	R	1,160,468	3	2	3	0	2	0	0	0	0	1	175	424
591	WELTEVREDENPARK	R	430,000	R	1,160,468	3	2	3	0	2	0	0	0	0	1	175	424
592	STRUBENSVALLEI	R	220,000	R	593,728	3	1	2	0	0	0	0	0	0	1	80	538
593	RADIOKOP EXT 3	R	277,000	R	747,558	2	1	2	0	2	0	0	0	0	1	95	639
594	HELDERKRUIN	R	400,000	R	1,079,505	3	2	3	1	2	1	0	1	1	0	250	1,380
595	HORIZON VIEW	R	319,000	R	972,753	3	2	2	0	1	1	0	1	1	0	250	991
596	FLORIDA GLEN	R	280,000	R	755,654	3	2	2	0	2	2	0	0	0	1	180	100
597	LITTLE FALLS	R	490,000	R	1,322,394	3	2	3	0	2	0	0	0	0	1	300	2,017
598	LITTLE FALLS	R	490,000	R	1,322,394	3	2	3	0	2	0	0	0	0	1	300	2,017
599	WILGEHEUWEL	R	270,000	R	728,666	3	2	2	0	0	0	0	0	0	1	140	1,098
600	HORISONPARK	R	388,000	R	1,047,120	3	2	3	1	2	1	0	1	0	1	180	1,210

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
601	HELDERKRUIN	R	255,000	R	688,185	3	2	2	0	0	0	0	0	1	0	120	706
602	HELDERKRUIN	R	950,000	R	1,903,918	4	2.5	4	1	3	0	0	0	1	0	376	2,528
603	WITPOORTJIE	R	145,000	R	391,321	3	1	3	0	1	1	0	0	0	1	130	1,000
604	CONSTANTIA KLOOF	R	4,890,000	R	9,800,170	4	2	3	1	2	1	0	0	0	1	300	2,017
605	ALLENS NEK	R	226,000	R	609,921	2	1	2	0	2	0	0	0	1	0	100	973
606	FLORIDA PARK	R	410,000	R	1,106,493	4	2.5	3	1	2	1	0	0	0	1	250	1,515
607	HELDERKRUIN	R	555,000	R	1,497,814	4	2	4	1	3	1	0	1	1	0	320	900
608	WILRO PARK EXT	R	360,000	R	971,555	3	2	2	0	2	0	0	0	1	0	107	719
609	FLORIDA PARK	R	435,000	R	1,173,962	3	2	3	1	2	1	0	1	1	0	310	1,175
610	HELDERKRUIN VIEW	R	970,000	R	2,617,801	4	3	3	2	2	1	0	0	1	0	470	1,833
611	TRIOMF	R	162,000	R	437,200	3	2	1	0	1	0	0	0	1	0	140	451
612	HORIZON VIEW	R	260,000	R	701,679	3	2	3	1	0	1	0	0	0	1	158	992
613	WILRO PARK EXT	R	430,000	R	1,160,468	4	2	3	0	2	1	0	1	1	0	380	1,300
614	WILRO PARK EXT	R	430,000	R	1,160,468	4	2	3	0	2	1	0	1	1	0	380	1,300
615	MONUMENT	R	370,000	R	998,543	4	2	3	0	2	1	0	0	1	0	280	3,000
616	RADIOKOP EXT 3	R	320,000	R	863,604	2	2	2	0	2	0	0	0	0	1	82	340
617	DISCOVERY	R	315,000	R	850,111	4	2	2	1	2	1	0	0	0	1	250	1,000
618	HELDERKRUIN	R	435,000	R	1,173,962	3	2	3	0	2	1	0	1	0	1	320	1,658
619	ONTDEKKERSPARK	R	600,000	R	1,619,258	5	4	5	1	6	2	0	0	0	1	500	2,451
620	WELTEVREDENPARK	R	230,000	R	620,716	3	1	2	0	0	0	0	0	0	1	104	1,000
621	HELDERKRUIN	R	360,000	R	971,555	1	1	2	0	0	1	0	0	1	0	130	1,465
622	CHANCLIFF A H	R	7,900,000	R	21,320,233	4	2	3	0	9	6	1	1	0	1	300	2,017
623	ROODEKRANS & EXTENSION	R	335,000	R	904,086	3	2	2	0	1	1	0	1	1	0	183	1,200
624	SILVERFIELDS	R	282,000	R	761,051	3	2	4	0	2	1	0	0	0	1	320	2,151
625	WILRO PARK EXT	R	440,000	R	1,187,456	3	2	4	1	2	0	0	1	0	1	289	1,000
626	FLORIDA	R	490,000	R	1,322,394	4	2	3	0	3	1	1	1	0	1	380	2,162
627	DISCOVERY	R	235,000	R	634,209	3	1.5	3	0	1	1	0	1	0	1	170	1,100
628	STRUBENSVALLEI	R	244,800	R	660,657	2	1	2	0	2	0	0	1	0	1	90	902
629	WELTEVREDENPARK	R	320,000	R	863,604	3	2	2	1	0	1	0	1	0	1	137	1,068
630	LITTLE FALLS	R	751,615	R	2,028,431	3	1.5	3	0	2	0	0	1	0	1	195	1,522
631	STRUBENSVALLEI EXT	R	261,000	R	704,377	3	1.5	2	0	2	0	0	0	0	1	95	1,554
632	FLORIDA PARK	R	295,000	R	796,135	3	3	2	0	2	1	0	0	1	0	265	3,000
633	HELDERKRUIN	R	330,000	R	890,592	2	1	3	0	2	0	0	0	1	0	150	700
634	LITTLE FALLS	R	399,000	R	1,076,807	3	2	2	1	2	0	0	0	0	1	135	1,025
635	RANT EN DAL	R	340,000	R	917,580	4	2	2	1	2	1	0	0	1	0	278	1,869
636	ROODEKRANS & EXTENSION	R	260,000	R	701,679	3	2	2	0	1	0	0	0	0	1	160	316
637	LITTLE FALLS	R	520,000	R	1,403,357	3	2	3	0	2	0	0	0	1	0	262	1,000
638	HELDERKRUIN	R	550,000	R	1,484,320	4	2	3	0	2	1	0	1	0	1	225	1,077
639	ONTDEKKERSPARK	R	470,000	R	1,268,419	4	2	1	0	2	1	0	0	0	1	240	991
640	WILROPARK	R	360,000	R	971,555	4	2.5	5	1	2	1	0	1	0	1	400	991
641	CONSTANTIA KLOOF	R	650,000	R	1,754,196	3	2	4	1	3	1	0	1	0	1	48	323
642	RADIOKOP EXT 3	R	330,000	R	890,592	2	2	2	0	2	0	0	0	0	1	180	500
643	RUIMSIG	R	525,000	R	1,052,165	3	2	3	0	2	0	0	0	0	1	225	450
644	LITTLE FALLS	R	590,000	R	1,592,271	5	3	4	1	2	1	0	1	0	1	450	1,036
645	FLORIDA PARK	R	318,500	R	859,556	3	1.5	2	1	3	1	0	0	1	0	240	1,800
646	HELDERKRUIN	R	470,000	R	1,268,419	4	2	3	1	2	1	0	1	0	1	260	1,739
647	HELDERKRUIN EXT 1	R	430,000	R	1,160,468	3	2	3	1	2	1	0	1	0	1	195	1,311
648	HORIZON VIEW	R	305,000	R	823,123	3	2	2	0	1	1	0	1	1	0	250	991
649	HORIZON VIEW	R	305,000	R	823,123	3	2	2	0	1	1	0	1	1	0	250	991
650	WILRO PARK EXT	R	380,000	R	1,025,530	3	2.5	2	0	2	0	0	1	0	1	195	1,000
651	FLORIDA PARK	R	99,999,999	R	269,876,364	3	1.5	2	1	3	1	0	0	1	0	240	1,800
652	HELDERKRUIN	R	630,000	R	1,700,221	4	2.5	4	1	2	1	0	1	1	0	360	1,160
653	WILRO PARK EXT	R	430,000	R	1,160,468	3	3	4	1	1	1	0	1	0	1	289	1,000
654	MONUMENT & EXTENSION	R	299,000	R	806,930	4	1.5	3	1	0	0	0	1	1	0	400	1,200
655	CONSTANTIA KLOOF	R	430,000	R	1,160,468	4	3	4	1	2	1	0	1	1	0	350	1,811
656	ALLENS NEK	R	250,000	R	674,691	2	1	1	0	0	0	0	1	1	0	89	598
657	WILROPARK	R	335,000	R	904,086	3	2	2	1	2	1	0	0	0	1	280	1,200
658	HELDERKRUIN	R	410,000	R	1,106,493	4	2	3	0	2	1	0	0	0	1	270	1,593
659	QUELLERINA	R	445,000	R	1,200,950	5	3	3	1	2	1	0	0	0	1	230	1,207
660	ALLENS NEK	R	170,000	R	458,790	2	1	1	0	1	0	0	0	0	1	67	500
661	ROODEKRANS & EXTENSION	R	295,000	R	796,135	3	2	2	0	0	0	0	1	0	1	129	1,010
662	WILGEHEUWEL	R	325,000	R	877,098	3	2	2	0	2	0	0	0	1	0	100	7,980
663	MINDALORE	R	215,000	R	580,234	3	2	2	1	2	1	0	0	0	1	185	997
664	WITPOORTJIE	R	160,000	R	431,802	3	2	1	1	1	1	0	0	1	0	176	962
665	LINDHAVEN	R	195,000	R	526,259	3	1	3	0	1	1	0	1	0	1	140	742
666	HELDERKRUIN	R	460,000	R	1,241,431	3	2	3	1	2	1	0	1	0	1	250	1,300
667	STRUBENSVALLEI	R	340,000	R	917,580	3	2	2	0	0	0	0	1	0	1	140	1,000
668	RANDPARKRIDGE EXT	R	260,000	R	701,679	3	2	2	0	1	0	0	0	0	1	140	1,213
669	STRUBENSVALLEI	R	250,000	R	674,691	3	1	2	0	2	0	0	1	0	1	80	1,000
670	HELDERKRUIN	R	300,000	R	809,629	3	2	3	0	2	1	0	0	0	1	250	490
671	LITTLE FALLS	R	360,000	R	971,555	3	2	2	0	2	1	0	0	0	1	100	383
672	NOORDHEUWEL	R	650,000	R	1,754,196	4	2	3	1	2	1	0	1	1	0	521	2,500
673	WILROPARK	R	520,000	R	1,403,357	4	3.5	3	1	2	1	0	1	0	1	550	1,895
674	LITTLE FALLS	R	650,000	R	1,754,196	4	2	3	0	2	1	0	1	1	0	180	1,210
675	LITTLE FALLS	R	420,000	R	1,133,481	3	2	2	0	2	0	0	0	0	1	110	739
676	WILGEHEUWEL	R	290,000	R	782,641	3	1	3	0	0	0	0	1	1	0	120	1,037
677	KLOOFENDAL	R	440,000	R	1,187,456	4	2	4	0	2	1	0	0	1	0	390	1,784
678	ROODEKRANS & EXTENSION	R	430,000	R	1,160,468	4	2	3	0	2	1	0	0	0	1	200	1,150
679	KENMARE	R	290,000	R	782,641	3	2	3	1	2	0	0	0	1	0	140	724
680	DISCOVERY	R	200,000	R	539,753	3	2	3	0	2	1	0	0	1	0	215	867
681	QUELLERINA	R	440,000	R	1,187,456	3	2	3	1	3	1	1	1	1	0	320	1,448
682	GROBLERS PARK	R	181,500	R	489,826	2	1	2	0	0	0	0	1	0	1	127	1,315
683	HELDERKRUIN	R	680,000	R	1,835,159	4	2.5	3	1	5	1	0	1	0	1	310	1,000
684	RANDPARK RIDGE	R	750,000	R	2,024,073	3	2	3	0	2	1	0	0	1	0	240	710
685	HORISON EXT 1	R	385,000	R	1,039,024	3	2.5	4	1	2	1	0	1	0	1	225	1,363
686	WILROPARK	R	340,000	R	917,580	4	2	2	0	2	1	0	1	0	1	135	2,878
687	HORISON	R	250,000	R	674,691	3	1	3	0	1	1	0	0	1	0	140	1,000
688	SELWYN	R	295,000	R	796,135	3	2.5	4	0	2	1	0	1	0	1	250	1,929
689	WILGEHEUWEL	R	225,000	R	607,222	2	1	3	0	0	0	0	0	0	1	91	950
690	DAVIDSONVILLE	R	150,000	R	404,815	3	2	2	0	0	0	0	0	0	1	160	496
691	QUELLERIE PARK EXT 1	R	130,000	R	350,839	3	1	1	0	1	1	0	1	0	1	100	393
692	QUELLERIE PARK EXT 1	R	140,000	R	377,827	3	1	1	0	1	1	0	1	0	1	100	393
693	HORISON	R	274,000	R	739,461	4	2	3	0	1	1	0	0	1	0	200	1,344
694	DOBSONVILLE EXT	R	80,000	R	215,901	2	1	2	0	0	0	0	0	0	1	100	306
695	LINDHAVEN	R	195,000	R	390,804	3	1	1	0	2	0	0	1	0	1	94	790
696	MINDALORE	R	260,000	R	701,679	3	2	3	1	2	2	0	1	0	1	188	1,264
697	NOORDHEUWEL	R	700,000	R	1,889,135	4	3	5	1	3	1	0	1	1	0	700	1,764
698	WILGEHEUWEL	R	225,000	R	607,222	2	1	3	0	0	0	0	0	0	1	91	950
699	BREAUNANDA	R	331,000	R	893,291	3	2	3	0	2	1	0	0	0	1	210	1,000
700	MINDALORE	R	250,000	R	674,691	3	2	3	0	1	0	0	1	0	1	210	1,200

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
701	ROODEKRANS & EXTENSION	R	327,000	R	882,496	3	2	3	0	2	0	0	0	0	1	150	1,042
702	QUELLERINA	R	720,000	R	1,943,110	4	2	3	1	2	1	0	1	0	1	430	3,267
703	FLORIDA VIEW	R	383,000	R	1,033,626	3	2.5	3	1	2	0	0	1	0	1	308	1,388
704	RANGEVIEW	R	610,000	R	1,646,246	4	2	3	1	2	1	0	1	1	0	240	1,000
705	FLORIDA EXT	R	238,000	R	642,306	3	2	2	0	1	0	0	1	0	1	200	874
706	ROODEPOORT	R	145,000	R	391,321	3	2	3	0	1	1	0	0	0	1	200	495
707	BREAUNANDA	R	355,000	R	958,061	3	2	3	0	2	1	0	1	0	1	210	1,412
708	HORISON	R	230,000	R	620,716	3	1	3	0	1	1	0	0	1	0	150	1,200
709	LITTLE FALLS	R	260,000	R	701,679	2	2	1	0	1	0	0	0	0	0	100	400
710	FLORIDA GLEN	R	465,000	R	1,254,925	4	2	2	2	2	1	0	0	0	1	300	991
711	NORTHCLIFF EXT 19	R	390,000	R	1,052,518	3	2	3	0	2	1	0	0	0	1	200	1,138
712	RUIMSIG	R	1,500,000	R	4,048,145	4	2	3	0	4	1	0	1	1	0	560	10,000
713	WITPOORTJIE	R	225,000	R	607,222	3	2	3	0	1	0	1	0	1	0	158	858
714	DISCOVERY	R	225,000	R	607,222	3	1.5	2	0	1	1	0	0	1	0	220	1,100
715	DISCOVERY	R	260,000	R	701,679	3	2	3	0	1	2	0	1	1	0	240	1,200
716	DISCOVERY	R	260,000	R	701,679	3	2	3	0	1	2	0	1	1	0	240	1,200
717	WITPOORTJIE	R	155,000	R	418,308	3	2	2	0	1	1	0	1	0	1	155	1,115
718	MARAISBURG	R	170,000	R	458,790	3	1	4	0	2	1	0	1	0	1	150	1,239
719	STRUBENSVALLEI	R	330,000	R	890,592	3	2	3	1	0	0	0	1	0	1	120	807
720	ROODEPOORT	R	115,000	R	310,358	3	1	2	0	1	1	0	0	1	0	120	495
721	FLORIDA PARK	R	335,000	R	904,086	3	2	3	0	2	0	0	1	0	1	260	992
722	HORISONPARK	R	350,000	R	944,567	3	2	2	1	2	1	0	1	0	1	230	1,100
723	WILRO PARK EXT	R	600,000	R	1,619,258	5	3	4	1	3	0	0	1	0	1	490	1,100
724	KLOOFENDAL	R	600,000	R	1,619,258	3	2	3	1	2	1	0	1	0	1	300	1,510
725	WITPOORTJIE	R	140,000	R	377,827	3	1	3	0	0	0	0	0	1	0	160	984
726	HELDERKRUIN	R	599,000	R	1,200,471	3	2.5	3	1	2	0	0	0	1	0	300	850
727	FLORIDA HILLS	R	695,000	R	1,875,641	4	4	3	1	2	1	0	0	1	0	400	2,689
728	WILGEHEUWEL	R	245,000	R	661,197	3	1	1	0	0	0	0	0	0	1	106	713
729	STRUBENSVALLEI	R	225,000	R	607,222	2	1	1	0	2	0	0	0	0	1	204	1,028
730	FLORIDA	R	370,000	R	741,526	3	2	6	1	2	0	1	1	0	1	350	2,100
731	WITPOORTJIE	R	165,000	R	445,296	3	2	2	0	2	1	0	0	1	0	280	1,806
732	WITPOORTJIE	R	220,000	R	593,728	3	2	3	0	2	0	0	1	1	0	150	1,008
733	WELTEVREDENPARK	R	410,000	R	1,106,493	3	2	3	0	2	1	0	1	1	0	240	1,200
734	ROODEPOORT NORTH	R	180,000	R	485,777	3	1	2	0	0	1	0	1	0	1	150	496
735	GEORGINIA	R	150,000	R	404,815	3	1	2	0	1	1	0	0	1	0	150	726
736	ROODEKRANS & EXTENSION	R	410,000	R	1,106,493	4	2	4	0	0	0	1	1	1	0	380	1,120
737	WITPOORTJIE	R	149,000	R	402,116	3	2	2	0	0	0	0	0	0	1	142	744
738	WITPOORTJIE	R	250,000	R	674,691	3	2	3	1	3	0	1	1	0	1	212	1,425
739	FLORIDA	R	315,000	R	850,111	3	2	2	1	1	1	0	1	1	0	240	1,000
740	MINDALORE	R	200,000	R	539,753	3	2.5	3	1	1	0	0	0	0	1	210	1,000
741	HORISON	R	420,000	R	1,133,481	3	2.5	2	1	2	1	0	0	0	0	250	1,000
742	WILROPARK	R	350,000	R	944,567	4	2	3	0	2	1	0	1	0	1	200	800
743	ROODEKRANS & EXTENSION	R	420,000	R	841,732	3	2	3	1	2	1	0	1	0	1	220	1,000
744	DAN PIENAARVILLE	R	290,000	R	782,641	4	2	3	0	2	0	1	1	1	0	320	2,151
745	HORISONPARK	R	380,000	R	1,025,530	3	2	2	1	2	1	0	1	0	1	190	991
746	BROMHOF	R	310,000	R	836,617	3	2	2	0	2	1	0	1	1	0	175	400
747	BROMHOF	R	310,000	R	836,617	3	2	2	0	2	1	0	1	1	0	175	400
748	LINDHAVEN	R	250,000	R	674,691	4	2	2	0	2	0	0	1	0	1	180	898
749	QUELLERINA	R	520,000	R	1,042,145	4	1.5	3	1	2	1	1	0	1	0	290	1,200
750	HELDERKRUIN	R	420,000	R	1,133,481	3	2	4	0	2	0	0	0	1	0	350	1,500
751	QUELLERINA	R	500,000	R	1,349,382	4	2	4	1	2	0	0	1	1	0	288	1,491
752	CONSTANTIA KLOOF	R	638,000	R	1,721,811	4	2.5	3	0	3	2	0	1	1	0	300	1,928
753	WILRO PARK EXT	R	450,000	R	1,214,444	3	2.5	3	1	3	1	0	0	1	0	304	2,044
754	BREAUNANADA EXT	R	360,000	R	971,555	4	2	4	1	2	1	0	1	0	1	262	1,505
755	HELDERKRUIN	R	565,000	R	1,524,801	3	2	5	1	2	2	0	1	0	1	287	3,722
756	FLORIDA HILLS	R	385,000	R	1,039,024	3	2	2	1	2	1	0	0	1	0	450	1,536
757	STRUBENSVALLEI	R	330,000	R	890,592	3	2	2	0	1	1	0	0	1	0	120	1,145
758	WITPOORTJIE	R	210,000	R	420,866	3	2	2	1	2	0	0	1	0	1	205	889
759	ROODEKRANS EXT 2	R	355,000	R	711,464	3	2	3	0	1	0	0	1	0	1	128	1,200
760	HELDERKRUIN	R	430,000	R	1,160,468	3	2	3	1	1	0	0	0	0	1	185	2,085
761	LITTLE FALLS	R	524,000	R	1,050,161	3	2	0	0	2	0	0	0	1	0	220	1,035
762	MARAISBURG	R	155,000	R	310,639	3	1	2	0	1	0	0	0	0	1	120	492
763	ROODEKRANS EXT 1	R	450,000	R	1,214,444	3	2	4	0	2	0	1	1	0	1	191	1,000
764	KENMARE	R	300,000	R	601,237	3	2	1	0	2	0	0	0	1	0	113	366
765	GROBLERS PARK	R	162,000	R	324,668	2	2	2	0	2	1	0	0	1	0	120	800
766	TRIOMF	R	208,000	R	416,858	3	1	2	0	1	1	0	1	0	1	320	500
767	WITPOORTJIE	R	150,000	R	300,619	3	2	2	0	0	0	1	0	0	1	182	792
768	RANDPARK RIDGE	R	360,000	R	971,555	3	2	3	0	2	0	0	1	0	1	165	1,109
769	GEORGINIA	R	200,000	R	400,825	3	1	2	0	0	0	1	0	1	0	140	473
770	WILROPARK	R	490,000	R	982,021	4	2	3	1	2	0	0	1	1	0	320	1,100
771	RUIMSIG	R	488,000	R	978,013	3	2	3	0	2	0	0	0	0	1	235	348
772	RADIOKOP EXT 3	R	590,000	R	1,182,434	3	2	3	1	2	1	0	1	1	0	350	1,565
773	FAIRLAND	R	462,000	R	925,906	5	3	3	1	2	1	0	1	1	0	400	1,200
774	LITTLE FALLS	R	830,000	R	1,663,424	3	2	3	1	3	1	0	0	1	0	230	1,040
775	LINDHAVEN	R	230,000	R	620,716	3	1	2	1	1	1	0	1	0	1	120	1,000
776	BERGBRON	R	400,000	R	801,650	3	2	3	0	2	1	0	1	0	1	200	1,344
777	ALLENS NEK	R	338,000	R	912,182	3	1	2	0	0	0	0	1	0	1	130	500
778	STRUBENSVALLEI	R	680,000	R	1,362,805	3	2	5	1	2	1	0	1	1	0	320	1,000
779	FLORIDA PARK	R	500,000	R	1,002,062	3	2	3	0	2	1	0	0	0	1	222	1,245
780	FLORIDA PARK	R	500,000	R	1,002,062	3	2	3	0	2	1	0	0	0	1	222	1,245
781	STRUBENSVALLEI	R	250,000	R	501,031	3	1	1	0	0	0	0	0	0	1	118	679
782	WILRO PARK EXT	R	550,000	R	1,102,269	4	2.5	4	1	2	1	1	1	0	1	355	1,750
783	LITTLE FALLS	R	1,200,000	R	2,404,950	3	2.5	3	1	2	0	1	1	0	1	270	612
784	LITTLE FALLS	R	7,150,000	R	14,329,492	3	2	3	0	2	0	0	0	0	1	252	1,694
785	LITTLE FALLS	R	730,000	R	1,463,011	3	2	2	0	2	0	0	1	0	1	252	1,694
786	HORIZON VIEW	R	337,000	R	675,390	3	2	3	1	2	1	0	0	0	1	260	1,016
787	ROODEKRANS & EXTENSION	R	330,000	R	661,361	4	2	2	0	0	0	0	0	0	1	142	1,276
788	FLORIDA PARK	R	165,000	R	330,681	0	0	1	0	0	0	0	0	0	1	116	780
789	ROODEKRANS & EXTENSION	R	285,000	R	571,176	3	2	3	0	2	0	0	0	1	0	200	1,000
790	FLORIDA EXT 3	R	250,000	R	501,031	4	2	2	1	2	1	0	0	1	0	500	1,264
791	LITTLE FALLS	R	1,600,000	R	3,206,600	5	4	6	1	4	1	0	1	1	0	688	2,500
792	LITTLE FALLS	R	10,000,000	R	20,041,247	3	2.5	4	0	2	1	0	1	0	1	400	1,980
793	WELTEVREDEN 202	R	790,000	R	1,583,259	3	2	2	1	3	1	1	1	0	1	352	2,366
794	LITTLE FALLS	R	907,416	R	1,818,575	3	2.5	3	0	2	0	0	0	1	0	300	305
795	RANGEVIEW	R	620,000	R	1,242,557	4	2	3	1	2	1	0	0	0	1	265	1,100
796	LITTLE FALLS	R	950,000	R	1,903,918	3	3	3	1	2	1	0	0	0	1	430	1,200
797	WILROPARK	R	350,000	R	701,444	3	2	3	1	0	1	1	1	0	1	280	1,200
798	ROODEKRANS & EXTENSION	R	780,000	R	1,325,530	4	2	5	1	3	1	0	1	1	0	400	2,689
799	HELDERKRUIN	R	540,000	R	1,082,227	4	2	3	1	2	1	0	1	0	1	360	1,365
800	LITTLE FALLS	R	288,000	R	577,188	3	2	2	0	2	0	0	0	1	0	137	250

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
801	DISCOVERY	R	445,000	R	891,835	3	2.5	5	1	4	1	0	0	1	0	377	1,231
802	WILROPARK	R	437,000	R	875,802	2	2	2	0	2	0	0	0	1	0	165	650
803	FLORIDA	R	200,000	R	400,825	3	2	2	0	0	2	0	0	0	1	150	912
804	CONSTANTIA KLOOF	R	825,000	R	1,653,403	3	2.5	3	1	2	1	0	1	1	0	245	490
805	ONTDEKKERSPARK	R	370,000	R	741,526	3	2	4	1	2	1	0	0	1	0	300	1,300
806	MARTINDALE	R	330,000	R	661,361	3	2	2	0	2	1	0	1	0	1	180	495
807	MARAISBURG EXT	R	275,000	R	551,134	3	1	1	0	1	1	1	1	0	1	180	952
808	LITTLE FALLS	R	620,000	R	1,242,557	3	2	3	0	2	1	0	0	0	1	260	1,748
809	STRUBENSVALLEI	R	345,000	R	691,423	3	2	2	0	2	0	0	0	0	1	180	1,210
810	DISCOVERY	R	530,000	R	1,062,186	3	2	3	1	2	1	0	1	0	1	450	3,025
811	HELDERKRUIN	R	420,000	R	841,732	3	2	3	0	2	1	0	0	1	0	220	1,000
812	TRIOMF	R	243,000	R	487,002	3	1.5	3	0	1	1	0	0	1	0	180	500
813	GREYMONT	R	243,000	R	487,002	3	1	1	0	1	0	1	0	1	0	67	475
814	FLORIDA PARK EXT 5	R	350,000	R	701,444	3	2	2	1	2	1	0	1	0	1	250	1,100
815	ROODEKRANS & EXTENSION	R	305,000	R	611,258	3	2	2	0	2	0	0	0	1	0	210	1,006
816	ONTDEKKERSPARK	R	600,000	R	1,202,475	5	2	3	1	2	1	0	1	1	0	520	3,496
817	WELTEVREDENPARK	R	485,000	R	824,207	3	2	2	1	2	1	0	1	0	1	220	900
818	HELDERKRUIN	R	927,000	R	1,857,824	3	2	3	1	2	1	1	1	0	0	250	1,124
819	FLORIDA	R	245,000	R	491,011	3	1	1	0	1	1	0	0	0	1	200	1,000
820	CONSTANTIA KLOOF	R	750,000	R	1,503,094	3	2.5	2	0	2	1	0	1	0	1	250	500
821	HELDERKRUIN	R	565,000	R	1,132,330	3	2	3	1	3	0	0	1	1	0	230	1,244
822	LITTLE FALLS	R	1,250,000	R	2,505,156	6	3.5	7	1	4	1	0	1	0	1	900	2,000
823	LITTLE FALLS	R	410,000	R	821,691	3	2	2	0	2	0	0	0	1	0	112	480
824	HELDERKRUIN	R	2,000,000	R	4,008,249	4	4	5	1	3	2	0	1	1	0	768	1,800
825	LITTLE FALLS	R	790,000	R	1,583,259	3	3	3	1	3	1	0	1	0	1	359	1,048
826	GREENHILLS	R	370,000	R	741,526	4	2.5	2	1	2	1	0	1	0	1	300	1,104
827	NOORDHEUWEL	R	630,000	R	1,262,599	3	3	3	1	3	1	0	1	0	1	400	2,689
828	NOORDHEUWEL	R	630,000	R	1,262,599	3	3	3	1	3	1	0	1	0	1	400	2,689
829	HORISON	R	410,000	R	821,691	3	2	3	1	2	2	0	1	0	1	260	1,200
830	BREAUNANDA A H	R	345,000	R	691,423	3	3	3	0	1	0	0	0	0	1	206	1,412
831	CONSTANTIA KLOOF	R	600,000	R	1,202,475	3	2.5	3	0	2	1	0	1	0	1	280	1,487
832	HELDERKRUIN	R	465,000	R	931,918	4	2	3	0	2	1	0	0	0	1	240	1,000
833	GREENHILLS	R	402,000	R	805,658	4	3	3	1	4	0	0	0	1	0	408	1,452
834	LITTLE FALLS	R	650,000	R	1,302,681	3	2.5	3	1	2	1	0	0	1	0	240	740
835	BREAUNANDA	R	380,000	R	761,567	3	2	2	1	0	1	0	1	0	1	550	3,697
836	FLORIDA PARK	R	600,000	R	1,202,475	3	2.5	4	4	2	1	0	1	1	0	375	1,800
837	HELDERKRUIN	R	1,400,000	R	2,805,775	5	2.6	4	1	3	1	0	1	1	0	500	3,361
838	FLORIDA PARK	R	520,000	R	1,042,145	3	2.5	3	0	2	1	0	1	1	0	320	1,700
839	HELDERKRUIN	R	700,000	R	1,402,887	3	2	3	1	2	1	1	0	1	0	400	1,115
840	HELDERKRUIN	R	700,000	R	1,402,887	3	2	3	1	2	1	1	0	1	0	400	1,115
841	FLORIDA GLEN EXT	R	365,000	R	731,506	3	2	2	0	2	1	0	1	1	0	180	991
842	RANDPARK	R	350,000	R	701,444	3	2	2	0	2	0	0	0	0	1	190	1,277
843	DISCOVERY	R	310,000	R	330,583	3	2	3	0	1	2	0	1	1	0	240	1,200
844	LITTLE FALLS	R	650,000	R	1,302,681	3	2	2	0	2	0	0	0	0	1	262	500
845	CONSTANTIA KLOOF	R	455,000	R	911,877	2	2	3	0	2	0	0	0	1	0	189	449
846	CONSTANTIA KLOOF	R	455,000	R	911,877	2	2	3	0	2	0	0	0	1	0	189	449
847	QUELLERINA	R	840,000	R	1,683,465	4	2	3	0	2	2	0	0	0	1	400	3,000
848	LITTLE FALLS	R	1,200,000	R	2,404,950	5	3.5	3	1	4	2	1	1	0	1	750	3,700
849	HELDERKRUIN	R	750,000	R	1,503,094	5	3	5	0	2	1	1	1	0	1	550	1,690
850	FLORIDA PARK	R	450,000	R	901,856	5	1.5	3	1	2	1	0	0	1	0	309	1,784
851	ROODEPOORT NORTH	R	168,000	R	336,693	3	2	3	0	1	1	0	0	1	0	175	900
852	FONTAINEBLEAU	R	435,000	R	871,794	4	2	5	1	2	1	1	1	0	1	350	2,353
853	FLORIDA	R	550,000	R	1,102,269	4	3	4	1	2	1	0	1	0	1	300	2,200
854	FEATHERBROOKE ESTATE	R	1,100,000	R	2,204,537	3	2	3	0	2	0	0	1	0	1	285	893
855	WELTEVREDEN 202	R	385,000	R	771,588	3	2	3	0	2	1	0	0	0	1	200	870
856	ROODEKRANS & EXTENSION	R	399,000	R	799,646	3	2	2	0	1	0	0	1	0	1	165	1,038
857	ROODEKRANS & EXTENSION	R	595,000	R	1,192,454	3	2	4	0	2	1	0	1	0	1	330	1,112
858	MINDALORE	R	280,000	R	561,155	3	2	3	0	1	1	0	0	0	1	172	1,100
859	NORTHCLIFF EXT 20	R	560,000	R	1,122,310	4	2	3	0	4	0	0	1	0	1	218	1,192
860	ROODEKRANS & EXTENSION	R	395,000	R	791,629	3	2	3	1	2	0	0	1	1	0	230	1,010
861	CONSTANTIA KLOOF	R	1,600,000	R	2,198,305	3	2	3	1	2	0	0	1	0	1	400	900
862	ROODEKRANS & EXTENSION	R	320,000	R	641,320	4	2	2	0	1	0	0	0	0	1	175	1,112
863	ROODEKRANS EXT 1	R	720,000	R	1,442,970	6	3	3	0	2	2	1	1	0	1	600	2,500
864	HELDERKRUIN	R	460,000	R	921,897	3	2	3	1	2	1	0	1	1	0	280	1,000
865	RANDPARK RIDGE	R	275,000	R	551,134	2	1	2	1	0	0	0	0	0	1	120	1,300
866	RUIMSIG	R	910,000	R	1,823,753	3	3	3	1	2	0	0	0	0	1	350	900
867	RUIMSIG	R	990,000	R	1,984,083	3	3	3	1	2	0	0	0	0	1	361	1,400
868	WILROPARK	R	590,000	R	1,182,434	3	2	3	1	2	1	0	1	0	1	370	1,269
869	SELWYN	R	380,000	R	761,567	3	2	2	0	1	1	0	0	1	0	250	1,100
870	RADIOKOP EXT 3	R	600,000	R	1,202,475	3	2	3	1	2	0	0	0	0	1	170	400
871	DISCOVERY EXT 4	R	228,000	R	456,940	3	2	3	0	2	1	0	0	1	0	215	867
872	FEATHERBROOKE ESTATE	R	1,750,000	R	3,507,218	4	3.5	4	1	3	1	0	1	0	1	390	2,622
873	STRUBENSVALLEI	R	400,000	R	801,650	3	2	2	0	2	1	0	0	0	1	234	1,000
874	FLORIDA LAKE	R	275,000	R	551,134	3	1.5	2	0	1	1	0	1	1	0	114	709
875	RUIMSIG	R	990,000	R	1,984,083	3	3	3	1	2	0	0	0	0	1	361	1,400
876	BREAUNANDA	R	350,000	R	701,444	3	2	3	1	2	1	0	0	0	1	280	1,500
877	LITTLE FALLS & EXTENSION	R	850,000	R	1,703,506	3	2	3	0	2	1	0	1	0	1	307	653
878	HELIKONPARK	R	3,630,005	R	7,274,983	4	2	2	0	2	0	1	1	0	1	144	1,609
879	STRUBENSVALLEI	R	529,000	R	1,060,182	4	3	3	1	2	1	0	1	0	1	300	1,080
880	LITTLE FALLS	R	520,000	R	1,042,145	3	2	2	0	1	2	0	0	0	1	311	2,600
881	POORTVIEW	R	8,000,000	R	16,032,998	3	2	4	1	0	1	0	1	0	1	200	1
882	SELWYN	R	370,000	R	741,526	3	2	2	0	1	1	0	0	1	0	250	1,100
883	RANGEVIEW	R	620,000	R	1,242,557	3	2	3	1	2	0	0	0	0	1	172	1,105
884	LITTLE FALLS	R	400,000	R	801,650	3	2	2	0	2	0	0	0	0	1	120	1,100
885	RUIMSIG	R	800,000	R	1,603,300	3	3	4	1	2	0	0	0	0	1	361	900
886	FLORIDA PARK	R	750,000	R	1,503,094	9	4	3	2	0	1	0	1	0	1	549	1,600
887	FLORIDA HILLS	R	99,999,999	R	200,412,468	3	2	3	1	2	0	0	0	1	0	213	458
888	HELDERKRUIN EXT	R	410,000	R	821,691	4	2	3	0	2	1	0	0	0	1	250	1,200
889	HELDERKRUIN	R	530,000	R	1,062,186	3	2	2	1	2	1	0	1	1	0	330	1,735
890	WELTEVREDENPARK	R	575,000	R	977,153	4	2.5	3	1	2	1	0	1	1	0	288	940
891	CULEMBORGPARK	R	380,000	R	645,771	4	2	5	0	2	1	0	0	0	1	380	1,000
892	MONUMENT	R	600,000	R	1,202,475	3	2	3	1	2	1	1	1	1	0	400	1,300
893	HORISON	R	360,000	R	721,485	3	2	2	1	2	1	0	0	1	0	220	1,100
894	QUELLERINA	R	490,000	R	982,021	4	3.5	3	0	2	1	0	1	1	0	300	1,351
895	FLORIDA GLEN	R	465,000	R	931,918	4	2	3	1	2	1	0	0	1	0	250	1,073
896	WILGEHEUWEL EXT 3	R	310,000	R	621,279	3	2	3	1	2	0	0	0	0	1	200	198
897	LITTLE FALLS	R	900,000	R	1,529,457	4	3.5	5	0	3	1	0	1	0	1	650	1,700
898	BERGBRON	R	405,000	R	811,671	3	2	2	0	2	0	0	0	1	0	100	400
899	RUIMSIG	R	2,000,000	R	4,008,249	4	3.5	4	1	3	1	0	0	0	1	528	1,586
900	HORISON	R	540,000	R	1,082,227	4	2	3	0	0	1	0	1	0	1	190	1,051

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
901	RANDFONTEIN	R	1,400,000	R	2,379,156	4	6	4	1	8	2	0	1	0	1	1500	4,000
902	HELDERKRUIN	R	425,000	R	851,753	3	2	2	1	2	1	0	1	0	1	200	1,364
903	DISCOVERY EXT 11	R	490,000	R	982,021	3	2	3	1	2	1	1	1	0	1	290	729
904	RUIMSIG	R	1,900,000	R	3,807,837	4	3	3	1	3	1	0	1	0	1	460	1,488
905	KLOOFENDAL EXT 1	R	815,000	R	1,385,008	3	2	3	0	2	0	0	1	0	1	240	1,400
906	ALLENS NEK EXT 9	R	465,000	R	931,918	3	2	2	0	2	0	0	1	1	0	200	1,007
907	LITTLE FALLS	R	1,550,000	R	2,634,065	4	3.5	4	1	3	1	0	1	0	1	550	1,700
908	LITTLE FALLS	R	1,550,000	R	2,634,065	4	3.5	4	1	3	1	0	1	0	1	550	1,700
909	WELTEVREDENPARK	R	450,000	R	901,856	3	2	2	1	1	1	0	1	0	1	180	900
910	NOORDHEUWEL	R	138,000	R	276,569	5	3	4	1	1	0	0	1	1	0	325	1,233
911	LITTLE FALLS	R	178,000	R	356,734	5	3.5	5	1	2	2	0	1	0	1	600	990
912	HORISON	R	445,000	R	891,835	3	2	4	0	4	0	0	0	1	0	270	1,190
913	LITTLE FALLS	R	830,000	R	1,663,424	4	3.5	3	1	2	0	0	1	1	0	477	1,602
914	LITTLE FALLS	R	700,000	R	1,402,887	4	3	4	0	2	1	1	1	1	0	400	1,100
915	HELDERKRUIN EXT 2	R	435,000	R	871,794	3	2	2	1	2	1	0	1	0	1	245	1,200
916	HORISON	R	305,000	R	518,316	3	1	1	0	0	1	0	0	0	1	170	1,858
917	ALLENS NEK EXT 2	R	520,000	R	1,042,145	3	2	2	0	2	0	0	1	0	1	160	500
918	WELTEVREDENPARK	R	450,000	R	764,729	3	2	3	1	2	1	0	1	0	1	200	1,200
919	ROODEKRANS	R	550,000	R	934,668	5	3	3	1	2	1	0	1	1	0	381	1,057
920	HELDERKRUIN	R	370,000	R	741,526	3	2	3	1	2	1	0	1	0	1	350	1,000
921	HELDERKRUIN	R	540,000	R	1,082,227	3	3	3	1	2	0	0	1	0	1	270	900
922	HORISON EXT 1	R	480,000	R	961,980	3	2	3	0	2	1	0	1	0	1	170	2,247
923	TRIOMF	R	290,000	R	581,196	4	2	2	0	2	0	0	0	0	1	170	496
924	ROODEKRANS	R	300,000	R	601,237	3	2	2	0	0	0	0	0	1	0	100	1,100
925	FLORIDA GLEN	R	425,000	R	722,244	3	2	4	0	2	1	0	1	0	1	200	1,239
926	HELDERKRUIN EXT 2	R	580,000	R	1,162,392	3	2	4	1	2	1	0	1	1	0	220	1,245
927	FLORIDA GLEN	R	720,000	R	1,442,970	4	2.5	5	0	2	1	0	1	1	0	410	800
928	DELAREY	R	230,000	R	390,861	3	1	2	0	0	1	0	0	0	1	180	992
929	WILROPARK	R	710,000	R	1,206,572	4	3	4	1	2	0	1	1	0	1	400	1,750
930	LINDHAVEN	R	250,000	R	343,485	3	2	2	1	1	0	0	1	0	1	104	699
931	ROODEKRANS	R	360,000	R	721,485	3	2	1	0	0	0	0	0	0	1	110	1,050
932	WILROPARK	R	660,000	R	906,801	3	2	4	1	2	1	0	0	0	1	300	1,167
933	NOORDHEUWEL EXT 4	R	670,000	R	1,138,596	4	2.5	4	1	2	1	0	0	1	0	280	1,250
934	WILROPARK	R	660,000	R	1,322,722	4	4	4	1	2	1	0	1	0	1	330	1,024
935	ROODEKRANS & EXTENSION	R	700,000	R	1,402,887	4	2	3	0	3	1	1	1	0	1	300	1,300
936	HELDERKRUIN	R	560,000	R	1,122,310	4	3	4	0	2	1	0	1	0	1	268	1,568
937	WELTEVREDENPARK	R	760,000	R	1,523,135	3	2	4	1	2	0	0	1	0	1	260	1,300
938	HELDERKRUIN	R	615,000	R	1,045,129	4	2	3	1	2	1	0	1	0	1	280	1,200
939	ROODEKRANS	R	550,000	R	934,668	3	2	2	0	2	0	0	0	0	1	196	1,050
940	LITTLE FALLS	R	850,000	R	1,703,506	3	2	2	1	2	0	0	0	0	1	310	1,850
941	WELTEVREDENPARK	R	300,000	R	509,819	2	1	2	0	2	1	0	0	0	1	126	847
942	WITPOORTJIE	R	210,000	R	420,866	3	2	2	0	1	1	0	0	0	1	145	1,115
943	RANGEVIEW EXT 4	R	680,000	R	1,155,590	3	2	3	1	2	1	0	0	1	0	280	1,882
944	WILRO PARK EXT	R	630,000	R	1,262,599	4	2.5	3	1	3	1	0	1	0	1	400	2,000
945	FLORIDA GLEN	R	620,000	R	1,242,557	4	2.5	3	1	2	1	0	0	0	1	400	2,689
946	RUIMSIG	R	900,000	R	1,529,457	3	3	3	1	2	0	0	0	0	1	353	1,000
947	RUIMSIG	R	2,600,000	R	4,418,432	8	8	7	0	2	0	0	1	0	1	800	4,000
948	FLORIDA GLEN	R	460,000	R	781,723	3	2	3	1	2	0	0	1	1	0	200	1,000
949	HELDERKRUIN	R	635,000	R	591,306	4	2	3	1	2	1	0	1	0	1	360	1,365
950	LITTLE FALLS	R	610,000	R	1,222,516	3	2.5	2	0	1	1	0	1	1	0	210	1,200
951	NOORDHEUWEL EXT 4	R	362,000	R	615,182	4	2.5	3	1	2	0	1	1	1	0	280	1,960
952	FLORIDA	R	405,000	R	688,256	3	2	2	1	1	1	0	1	0	1	285	1,100
953	NOORDHEUWEL EXT 9	R	385,000	R	654,268	3	2	3	0	2	0	0	0	1	0	240	1,100
954	LITTLE FALLS	R	650,000	R	1,104,608	3	2	2	0	2	0	0	0	1	0	162	460
955	HELDERKRUIN	R	650,000	R	1,104,608	5	3	4	1	2	1	0	1	1	0	500	1,000
956	WILRO PARK EXT	R	435,000	R	739,238	3	2	3	1	2	1	0	0	0	1	220	1,100
957	NOORDKRUIN	R	1,165,000	R	1,979,797	3	2.5	3	1	2	1	0	1	0	1	380	1,289
958	QUELLERINA	R	545,000	R	926,171	3	2	4	0	2	1	0	1	1	0	200	1,240
959	NOORDHEUWEL EXT 4	R	720,000	R	1,223,566	3	2	3	0	4	1	0	1	1	0	374	2,514
960	WILROPARK	R	540,000	R	917,674	3	2	3	1	2	1	0	1	0	1	280	1,200
961	HELDERKRUIN EXT 3	R	470,000	R	798,717	3	2	3	0	4	1	0	0	1	0	308	1,125
962	HELDERKRUIN EXT 3	R	480,000	R	815,710	4	2.5	3	0	4	1	0	0	0	1	260	1,297
963	HORISONPARK	R	520,000	R	883,686	3	2	3	1	2	1	0	1	0	1	285	1,200
964	LITTLE FALLS	R	740,000	R	1,257,554	3	2	3	0	2	1	1	1	0	1	300	1,290
965	CONSTANTIA KLOOF	R	600,000	R	1,019,638	4	3.5	3	2	2	2	0	1	0	1	350	1,867
966	HELDERKRUIN	R	930,000	R	1,580,439	3	2	3	1	3	1	0	1	1	0	350	2,353
967	WILROPARK	R	410,000	R	696,753	2	2	2	0	2	0	0	0	1	0	172	986
968	FLORIDA PARK	R	525,000	R	892,183	3	2	2	0	0	1	1	1	1	0	220	1,800
969	ALBERTSVILLE	R	225,000	R	382,364	3	1	1	0	1	1	0	0	1	0	120	500
970	LITTLE FALLS EXT 1	R	800,000	R	1,359,517	4	2.5	3	0	2	1	0	1	1	0	330	1,200
971	TRIOMF	R	330,000	R	560,801	3	2	2	0	2	1	0	1	0	1	517	3,475
972	FLORIDA PARK	R	680,000	R	1,155,590	3	2	4	1	2	1	0	1	0	1	348	3,059
973	LITTLE FALLS	R	790,000	R	1,342,523	3	2	4	1	2	1	0	0	1	0	300	1,600
974	HELDERKRUIN	R	760,000	R	1,291,542	3	2	4	1	2	1	1	1	1	0	400	2,003
975	DISCOVERY	R	320,000	R	543,807	3	2	3	1	2	2	0	0	1	0	275	1,600
976	RANGEVIEW EXT 4	R	800,000	R	1,359,517	3	2.5	3	0	2	1	0	0	0	1	300	1,100
977	ALLENS NEK	R	435,000	R	739,238	2	2	2	0	1	0	0	0	0	1	114	476
978	WILRO PARK EXT	R	580,000	R	985,650	3	2	4	1	2	0	0	0	1	0	226	1,519
979	WELTEVREDEN 202	R	435,000	R	739,238	3	2	2	1	2	1	0	1	0	1	240	991
980	ROODEPOORT NORTH	R	280,000	R	475,831	4	2	2	1	1	1	0	0	1	0	210	1,000
981	ROODEPOORT NORTH	R	250,000	R	424,849	4	2	2	1	1	1	0	0	1	0	210	1,000
982	KRUGERSDORP	R	1,300,000	R	2,209,216	4	2.5	3	1	2	1	0	0	1	0	470	1,250
983	GROBLERS PARK	R	195,000	R	331,382	3	1.5	2	0	0	0	0	0	0	1	98	694
984	RANGEVIEW EXT 4	R	490,000	R	832,704	3	2	3	0	2	0	0	0	0	1	215	900
985	FLORIDA PARK EXT 6	R	400,000	R	679,759	3	1	3	0	2	1	0	1	1	0	163	1,863
986	ALLENS NEK	R	445,000	R	756,232	3	2	2	0	2	0	0	0	1	0	100	377
987	LITTLE FALLS	R	1,150,000	R	1,954,306	3	2	6	1	2	1	0	0	1	0	530	1,500
988	LITTLE FALLS	R	400,000	R	679,759	3	2	2	0	2	1	0	0	0	1	90	605
989	RUIMSIG	R	700,000	R	961,758	3	2	3	0	2	0	0	0	1	0	196	1,318
990	NOORDHEUWEL EXT 4	R	550,000	R	934,668	4	2.5	3	0	2	0	0	0	0	1	341	1,600
991	RUIMSIG	R	1,700,000	R	2,888,975	4	2.5	5	1	2	1	0	1	1	0	500	10,000
992	RUIMSIG	R	520,000	R	883,686	3	2	2	0	2	0	0	0	0	1	160	332
993	HORIZON PARK	R	610,000	R	1,036,632	4	2.5	2	1	2	1	0	1	0	1	240	1,613
994	LITTLE FALLS	R	675,000	R	1,147,093	3	2	2	1	2	0	0	0	1	0	260	1,014
995	FEATHERBROOKE ESTATE	R	1,315,000	R	2,234,707	3	2.5	3	1	3	0	0	0	0	1	458	1,104
996	LITTLE FALLS	R	880,000	R	1,495,469	3	2.5	4	1	2	1	0	1	0	1	300	1,000
997	WILRO PARK & EXT	R	540,000	R	917,674	4	3	3	1	2	1	0	1	0	1	280	1,158
998	LITTLE FALLS	R	675,000	R	1,147,093	3	2	3	0	2	0	0	0	0	1	230	1,200
999	LITTLE FALLS	R	700,000	R	1,189,578	3	2	3	0	2	1	0	1	0	1	131	493
1,000	KENMARE EXT 4	R	670,000	R	920,540	3	2	4	0	2	1	0	0	1	0	232	2,200

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,001	FLORIDA GLEN EXT 1	R	640,000	R	1,087,614	4	2	3	1	2	1	0	1	1	0	300	1,131
1,002	RANT EN DAL	R	680,000	R	1,155,590	4	2	3	1	2	1	0	0	0	1	298	2,003
1,003	HELDERKRUIN	R	670,000	R	1,138,596	5	3	4	1	2	1	0	1	1	0	330	1,873
1,004	WILGEHEUWEL	R	480,000	R	815,710	2	1	3	0	2	0	0	1	0	1	200	1,344
1,005	WELTEVREDENPARK	R	645,000	R	1,096,111	3	2.5	2	0	2	1	0	0	1	0	181	545
1,006	HORISON EXT 1	R	480,000	R	815,710	3	2	2	1	2	1	0	1	0	1	170	1,200
1,007	WENTWORTH PARK	R	430,000	R	730,741	4	3	5	1	0	3	1	0	0	1	560	950
1,008	RUIMSIG	R	990,000	R	1,682,403	3	3	3	2	2	0	0	0	0	1	363	1,100
1,009	WESTDENE	R	675,000	R	1,147,093	4	3	3	1	2	0	1	1	0	1	330	783
1,010	ROODEKRANS	R	425,000	R	722,244	3	2	2	0	1	1	0	0	0	1	190	1,277
1,011	LITTLE FALLS	R	750,000	R	1,274,548	3	2.5	2	1	1	2	1	0	0	1	476	1,036
1,012	ROODEKRANS	R	390,000	R	662,765	2	1	1	1	0	0	0	0	0	1	118	1,127
1,013	ONTDEKKERSPARK	R	1,200,000	R	2,039,276	4	3	4	1	3	2	1	1	1	0	500	3,731
1,014	FLORIDA GLEN	R	500,000	R	849,698	4	2	4	1	2	1	0	1	1	0	196	1,013
1,015	FLORIDA	R	590,000	R	1,002,644	3	2	3	2	0	0	1	0	0	1	240	1,100
1,016	BOSKRUIN	R	660,000	R	1,121,602	3	2	3	1	2	1	0	1	1	0	210	740
1,017	WILROPARK	R	465,000	R	790,220	4	2	3	1	2	0	0	0	0	1	230	1,100
1,018	HORISON EXT 1	R	450,000	R	764,729	3	1.5	3	1	0	2	1	0	0	1	240	1,600
1,019	DISCOVERY	R	330,000	R	560,801	3	1	3	0	1	1	0	0	0	1	160	1,000
1,020	DISCOVERY EXT 7	R	385,000	R	654,268	3	1	2	0	1	1	0	1	1	0	155	800
1,021	LITTLE FALLS	R	730,000	R	1,240,560	3	2	3	0	2	1	1	1	0	1	250	1,038
1,022	FEATHERBROOKE ESTATE	R	1,235,000	R	2,098,755	3	3	3	1	2	0	0	1	0	1	252	864
1,023	RANGEVIEW EXT 4	R	750,000	R	1,274,548	3	2	4	0	2	0	0	0	0	1	250	1,681
1,024	GROBLERPARK EXT 14	R	410,000	R	696,753	3	2.5	2	1	2	0	0	0	0	1	177	1,190
1,025	LITTLE FALLS	R	647,000	R	1,099,510	3	2	2	0	2	0	0	0	0	1	220	1,250
1,026	WELTEVREDENPARK EXT 1	R	500,000	R	849,698	4	3	3	1	2	1	0	1	1	0	290	1,000
1,027	ALLENS NEK	R	560,000	R	951,662	3	2	3	1	2	1	0	1	0	1	185	1,100
1,028	MULDERSDRIF	R	925,000	R	1,270,895	4	2.5	4	0	2	2	0	1	1	0	350	30,000
1,029	BERGBRON EXT 1	R	480,000	R	815,710	3	2	2	0	2	0	0	0	1	0	138	365
1,030	WILRO PARK EXT 1	R	590,000	R	1,002,644	4	2	3	0	3	1	0	1	0	1	301	1,025
1,031	HELDERKRUIN EXT 3	R	540,000	R	917,674	4	2	3	1	2	1	0	1	1	0	330	1,200
1,032	POORTVIEW	R	3,100,000	R	5,268,130	6	5	6	1	4	4	0	1	1	0	659	20,100
1,033	ROODEKRANS	R	650,000	R	1,104,608	4	3	3	1	2	0	0	1	1	0	280	1,200
1,034	NOORDKRUIN	R	799,000	R	1,357,818	4	3.5	3	1	2	1	0	1	0	1	340	1,400
1,035	BRAMLEY PARK	R	550,000	R	755,667	9	2	0	0	2	0	0	1	0	1	400	2,689
1,036	KENMARE	R	620,000	R	1,053,626	6	2	4	1	3	2	0	0	0	1	440	4,000
1,037	HORISON EXT 1	R	480,000	R	815,710	3	2	2	0	2	1	0	1	0	1	180	1,200
1,038	FLORIDA PARK	R	580,000	R	985,650	3	3	2	1	2	2	0	1	0	1	340	1,640
1,039	FERNDALE EXT 3	R	560,000	R	951,662	4	3	4	2	2	1	0	1	0	1	228	1,573
1,040	DISCOVERY	R	600,000	R	1,019,638	5	2	4	1	1	1	0	1	0	1	334	947
1,041	LITTLE FALLS	R	1,120,000	R	1,903,324	4	2	4	1	2	1	0	1	1	0	360	1,040
1,042	CONSTANTIA KLOOF	R	740,000	R	1,257,554	4	2	4	0	2	1	0	1	0	1	360	1,487
1,043	ALLENS NEK	R	520,000	R	883,686	3	2	3	1	2	1	0	1	0	1	185	1,100
1,044	RUIMSIG	R	99,999,999	R	169,939,680	3	2.5	3	1	2	1	0	0	0	1	292	401
1,045	CONSTANTIA KLOOF EXT 1	R	890,000	R	1,512,463	3	2	3	1	2	1	0	1	1	0	274	1,437
1,046	NEWLANDS	R	190,000	R	322,885	3	1	1	0	1	1	0	0	0	1	105	706
1,047	WITPOORTJIE	R	295,000	R	501,322	3	2	3	0	1	1	0	1	0	1	175	848
1,048	RUIMSIG	R	1	R	2	3	4	3	1	2	1	0	1	1	0	427	1,004
1,049	HELDERKRUIN	R	710,000	R	1,206,572	4	2	3	1	2	1	0	0	1	0	400	2,600
1,050	QUELLERINA	R	940,000	R	1,597,433	5	2	3	1	2	1	0	1	1	0	300	2,164
1,051	RANT EN DAL	R	510,000	R	866,692	3	2	3	0	2	1	0	1	0	1	380	1,200
1,052	HELDERKRUIN & EXT	R	500,000	R	686,970	3	2	2	1	2	1	0	1	0	1	230	1,546
1,053	WELTEVREDENPARK	R	540,000	R	917,674	3	2	3	0	2	1	0	1	0	1	300	1,100
1,054	NOORDHEUWEL EXT 4	R	330,000	R	560,801	3	1	1	0	3	0	0	0	1	0	150	1,600
1,055	KRUGERSDORP NORTH	R	360,000	R	611,783	3	1	2	0	2	1	0	0	1	0	140	980
1,056	WILRO PARK EXT 6	R	675,000	R	1,147,093	5	3.5	3	0	4	0	1	1	0	1	287	1,102
1,057	HELDERKRUIN	R	535,000	R	909,177	4	2	3	0	2	1	0	1	1	0	220	1,200
1,058	WITPOORTJIE	R	283,000	R	480,929	3	1.5	2	0	2	1	0	1	1	0	150	888
1,059	LEWISHAM	R	255,000	R	433,346	3	2	3	0	0	1	1	1	1	0	208	780
1,060	HELDERKRUIN EXT 2	R	470,000	R	798,717	3	2	2	1	2	0	0	0	0	1	280	1,021
1,061	HELDERKRUIN EXT 1	R	600,000	R	1,019,638	3	2	4	1	3	1	0	1	0	1	360	1,435
1,062	CONSTANTIA KLOOF EXT 9	R	1,000,000	R	1,373,941	4	2.5	4	0	3	1	0	1	0	1	320	1,689
1,063	CONSTANTIA KLOOF & EXT	R	850,000	R	1,444,487	4	3	3	1	2	0	1	1	0	1	300	1,487
1,064	CHANCLIFF A H	R	1,305,000	R	2,217,713	6	3	2	1	6	4	0	1	1	0	550	3,000
1,065	HELDERKRUIN EXT 1	R	1,250,000	R	2,124,246	4	2.5	4	1	2	1	0	1	0	1	380	2,523
1,066	FLORIDA LAKE	R	310,000	R	526,813	3	3	3	1	1	1	0	0	0	1	176	710
1,067	HELDERKRUIN	R	790,000	R	1,342,523	3	2	3	0	2	1	1	1	1	0	400	900
1,068	FEATHERBROOKE ESTATE	R	1,100,000	R	1,869,337	3	3	2	1	2	1	0	0	0	1	390	900
1,069	CONSTANTIA KLOOF EXT 3	R	680,000	R	1,155,590	4	2.5	3	0	0	1	0	0	0	1	320	2,700
1,070	KENMARE & EXT	R	500,000	R	849,698	4	3	2	0	2	1	1	0	1	0	300	1,700
1,071	RANGEVIEW EXT 4	R	799,000	R	1,357,818	3	2	4	0	2	1	0	0	0	1	270	811
1,072	CONSTANTIA KLOOF	R	835,000	R	1,418,996	4	3	4	2	2	1	0	1	1	0	320	1,487
1,073	DISCOVERY EXT 9	R	690,000	R	1,172,584	3	2	3	0	2	0	1	1	0	1	300	120
1,074	LITTLE FALLS	R	1,470,000	R	2,019,693	4	3.5	5	1	3	1	0	1	0	1	608	1,500
1,075	GREYMONT	R	430,000	R	730,741	3	1	2	0	1	0	1	0	0	1	150	497
1,076	LITTLE FALLS	R	730,000	R	1,240,560	3	2	3	0	2	1	1	1	0	1	250	1,038
1,077	NORTHCLIFF EXT 19	R	1,300,000	R	1,786,123	4	2.5	4	3	3	1	0	1	0	1	378	2,541
1,078	LITTLE FALLS	R	655,000	R	1,113,105	3	2	2	1	2	0	0	0	0	1	200	500
1,079	FLORIDA PARK	R	740,000	R	1,257,554	4	3	3	1	2	1	0	1	1	0	320	1,027
1,080	LEWISHAM	R	285,000	R	484,328	4	3	3	1	6	1	1	1	1	0	396	1,320
1,081	AMAROSA A H	R	1,700,000	R	2,888,975	3	2.5	2	1	2	2	0	1	1	0	280	22,541
1,082	HELDERKRUIN	R	670,000	R	1,138,596	3	2	3	0	3	1	0	1	0	1	220	1,240
1,083	CONSTANTIA KLOOF	R	560,000	R	951,662	3	2	3	1	2	1	0	1	0	1	290	1,950
1,084	WILRO PARK EXT 5	R	565,000	R	960,159	3	2.5	3	1	2	0	0	1	1	0	248	1,514
1,085	RANDPARK RIDGE	R	930,000	R	1,580,439	4	3	3	1	2	1	0	1	0	1	300	2,234
1,086	LITTLE FALLS EXT 2	R	695,000	R	1,181,081	3	2	1	0	2	0	0	0	1	0	162	460
1,087	HORISON EXT 1	R	1,170,000	R	1,988,294	0	3	5	0	0	1	0	0	1	0	286	1,022
1,088	LITTLE FALLS EXT 2	R	1,350,000	R	2,294,186	4	3	4	0	2	1	0	1	0	1	320	1,107
1,089	WILRO PARK	R	790	R	1,343	4	3	3	0	2	1	0	1	1	0	275	1,000
1,090	HELDERKRUIN	R	770,000	R	1,057,934	4	2	2	1	2	1	1	1	0	1	380	1,852
1,091	GREYMONT	R	270	R	459	3	1	1	0	1	0	0	0	1	0	110	300
1,092	RADIOKOP	R	670,000	R	1,138,596	2	2	3	0	2	0	0	0	0	1	130	874
1,093	HORISON EXT 1	R	580,000	R	985,650	3	2	3	1	3	1	0	1	0	1	220	1,479
1,094	WELTEVREDENPARK	R	540,000	R	917,674	4	2	3	0	2	0	0	0	0	1	140	500
1,095	STRUBENSVALLEI	R	490,000	R	832,704	3	1	3	0	2	0	0	0	1	0	160	1,101
1,096	HELDERKRUIN	R	980,000	R	1,665,409	4	2.5	3	1	4	1	0	0	1	0	418	2,810
1,097	FLORIDA PARK	R	699,000	R	960,384	4	4	4	0	2	2	0	0	0	1	542	2,000
1,098	CONSTANTIA KLOOF	R	640,000	R	1,087,614	3	2	3	1	1	1	0	1	1	0	280	1,400
1,099	FLORIDA PARK	R	699,000	R	960,384	4	4	4	0	2	2	0	0	0	1	542	2,000
1,100	FLORIDA PARK	R	699,000	R	960,384	4	4	4	0	2	2	0	0	0	1	542	2,000

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,101	ROODEKRANS	R	430,000	R	730,741	3	2	2	0	0	0	0	0	1	0	150	1,800
1,102	BREAUNANDA & EXT	R	499,000	R	847,999	3	2	2	1	2	1	0	1	1	0	218	1,465
1,103	WILGEHEUWEL & EXT	R	605,000	R	1,028,135	3	2	3	0	2	0	0	0	0	1	140	456
1,104	LINDHAVEN EXT 2	R	370,000	R	628,777	4	2	3	0	0	1	1	1	0	1	155	1,000
1,105	FLORIDA	R	265,000	R	450,340	3	1	1	1	1	0	0	0	1	0	400	2,689
1,106	BOSKRUIN	R	999,000	R	1,697,697	3	2.5	3	1	0	1	0	1	1	0	333	1,670
1,107	ALLENS NEK	R	1,940,000	R	3,296,830	3	2	2	1	4	0	0	0	0	1	350	3,998
1,108	WILRO PARK EXT 5	R	545,000	R	748,798	3	2	2	0	2	1	0	1	0	1	300	996
1,109	WILRO PARK	R	530,000	R	900,680	3	2	2	0	2	1	0	1	0	1	300	996
1,110	WILRO PARK	R	530,000	R	900,680	3	2	2	0	2	1	0	1	0	1	300	996
1,111	RUIMSIG	R	1,250,000	R	2,124,246	3	2	3	1	2	1	0	0	0	1	310	2,084
1,112	HELDERKRUIN	R	560,000	R	951,662	3	2	3	0	0	0	0	0	0	1	180	1,000
1,113	FOURWAYS	R	890,000	R	1,512,463	3	2	3	1	2	0	0	1	0	1	280	580
1,114	RANGEVIEW	R	680,000	R	1,155,590	3	2	4	1	0	1	0	1	1	0	270	1,100
1,115	FEATHERBROOKE ESTATE	R	1,775,000	R	2,438,744	3	2.5	4	0	2	1	0	0	0	1	400	864
1,116	CONSTANTIA KLOOF	R	825,000	R	1,402,002	3	2	4	1	2	1	0	1	0	1	250	1,428
1,117	FLORIDA	R	420,000	R	713,747	3	2	2	1	2	1	0	0	0	1	136	1,000
1,118	ALBERTSVILLE	R	295,000	R	501,322	3	1	1	0	1	0	0	0	1	0	140	500
1,119	WILRO PARK & EXT	R	690,000	R	1,172,584	3	2	4	1	2	1	0	1	1	0	400	1,120
1,120	FLORIDA	R	340,000	R	577,795	2	1	2	0	1	1	0	0	1	0	130	496
1,121	CONSTANTIA KLOOF	R	890,000	R	1,512,463	3	2	5	1	3	0	1	1	0	1	250	1,487
1,122	ROODEKRANS	R	580,000	R	985,650	3	2	3	0	2	0	0	0	0	1	225	1,200
1,123	FLORIDA	R	329,000	R	559,102	3	2	5	0	1	3	0	0	1	0	365	991
1,124	FLORIDA	R	329,000	R	559,102	3	2	5	1	1	3	0	0	1	0	365	991
1,125	FLORIDA	R	329,000	R	559,102	3	2	5	1	1	3	0	0	1	0	365	991
1,126	STRUBENSVALLEI	R	460,000	R	781,723	3	2	3	0	0	0	0	1	0	1	150	1,169
1,127	CONSTANTIA KLOOF	R	1,100,000	R	1,869,337	3	3.5	4	1	2	1	1	1	0	1	622	4,181
1,128	LINDHAVEN	R	420,000	R	713,747	3	2	3	0	3	1	0	1	1	0	280	1,177
1,129	WILGEHEUWEL & EXT	R	475,000	R	807,213	2	2	2	1	2	0	0	0	0	1	120	476
1,130	RANGEVIEW EXT 4	R	750,000	R	1,030,455	4	2	2	0	2	0	0	0	1	0	270	1,200
1,131	DISCOVERY	R	395,000	R	542,707	3	2	2	0	1	1	0	0	0	1	150	800
1,132	RANT EN DAL	R	880,000	R	1,209,068	3	3	5	1	2	1	0	1	1	0	380	1,500
1,133	BERGBRON	R	525,000	R	892,183	3	2	2	0	2	1	0	1	1	0	250	1,000
1,134	RANT EN DAL	R	1,350,000	R	2,294,186	4	3.5	4	1	2	1	1	1	0	0	614	1,798
1,135	GEORGINIA	R	350,000	R	594,789	3	1.5	5	0	1	2	0	0	1	0	150	7,355
1,136	RADIOKOP	R	660,000	R	906,801	3	2	2	0	0	0	1	1	1	0	230	898
1,137	HELDERKRUIN	R	660,000	R	1,121,602	3	2	2	1	2	1	0	0	0	1	200	1,086
1,138	RUIMSIG	R	585,000	R	994,147	3	2	2	0	2	0	0	1	1	0	1599	10,749
1,139	NOORDKRUIN	R	1,200,000	R	1,648,729	5	3.5	4	1	4	1	1	1	0	1	520	1,320
1,140	QUELLERINA	R	900,000	R	1,529,457	4	3	3	1	2	2	0	1	1	0	600	1,600
1,141	HORISON	R	450,000	R	764,729	3	1.5	3	1	0	1	0	0	0	1	200	1,344
1,142	WILRO PARK	R	900,000	R	1,236,546	4	3.5	4	1	3	0	0	1	0	1	430	2,891
1,143	ROODEPOORT WEST	R	265,000	R	364,094	3	2	2	0	1	1	0	1	0	0	85	1,300
1,144	FLORIDA PARK	R	870,000	R	1,195,328	4	3	4	1	4	1	0	1	0	1	400	2,500
1,145	ROODEPOORT NORTH	R	225,000	R	382,364	2	1	2	0	1	1	0	0	1	0	227	1,526
1,146	RUIMSIG	R	950,000	R	1,614,427	3	2	2	0	2	0	0	1	0	1	268	1,290
1,147	LITTLE FALLS	R	899,000	R	803,988	3	2.5	4	1	3	1	0	0	1	0	320	658
1,148	KLOOFENDAL	R	1,950,000	R	2,679,184	4	3	5	0	2	1	1	1	1	0	396	1,380
1,149	CONSTANTIA KLOOF	R	910,000	R	1,250,286	4	2	0	1	0	0	1	0	0	1	229	1,464
1,150	MONUMENT	R	890,000	R	1,222,807	3	3	3	1	2	2	1	1	1	0	500	2,000
1,151	SILVERFIELDS	R	490,000	R	832,704	4	3	3	0	2	1	1	0	0	1	350	1,000
1,152	RANGEVIEW	R	326,000	R	554,003	3	1	1	0	0	0	0	0	0	1	120	807
1,153	ROODEKRANS	R	650,000	R	893,061	3	2	3	1	2	1	0	1	1	0	147	2,040
1,154	GREENHILLS & EXT	R	865,000	R	1,188,459	4	2	4	0	4	0	1	1	0	1	500	1,548
1,155	POORTVIEW	R	3,000,000	R	4,121,822	4	4.5	5	1	3	1	1	1	1	0	650	8,500
1,156	HELDERKRUIN EXT 1	R	1,100,000	R	1,511,335	3	2	3	0	4	1	1	1	1	0	400	1,800
1,157	NOORDHEUWEL	R	435,000	R	597,664	3	2	2	0	0	0	0	0	1	0	149	1,002
1,158	STRUBENSVALLEI	R	683,000	R	938,401	3	2	3	0	0	0	0	1	0	1	180	1,019
1,159	FLORIDA NORTH	R	990,000	R	1,360,201	4	2	2	1	2	1	0	1	0	1	300	3,099
1,160	WILRO PARK	R	899,000	R	1,235,173	3	3	5	1	2	0	0	1	0	1	300	2,017
1,161	RUIMSIG	R	1,580,000	R	2,170,826	4	2	3	1	2	1	0	1	0	1	320	1,059
1,162	NEWLANDS	R	220,000	R	302,267	2	1	2	1	0	0	0	0	0	1	100	250
1,163	HELDERKRUIN VIEW	R	2,200,000	R	3,022,669	4	3	4	1	2	2	1	1	0	1	550	2,200
1,164	WILRO PARK	R	570,000	R	783,146	3	2	3	0	4	0	1	0	0	1	440	1,340
1,165	LITTLE FALLS & EXT	R	520,000	R	714,449	2	2	2	0	2	0	0	0	0	1	128	388
1,166	HELDERKRUIN & EXT	R	890,000	R	1,222,807	3	2.5	4	2	3	1	0	0	1	0	300	2,017
1,167	FLORIDA GLEN	R	850,000	R	1,167,849	4	2.5	3	1	8	0	0	1	1	0	250	1,681
1,168	ROODEPOORT NORTH	R	235,000	R	322,876	3	2	2	0	0	0	0	0	1	0	210	1,080
1,169	RADIOKOP	R	685,000	R	941,149	3	2	2	1	0	1	0	1	0	1	190	425
1,170	NOORDHEUWEL	R	860,000	R	1,181,589	4	2	3	1	2	1	0	1	1	0	500	3,361
1,171	MINDALORE	R	350,000	R	480,879	3	2	2	0	1	1	0	0	0	1	130	991
1,172	MINDALORE	R	350,000	R	480,879	3	2	2	0	1	1	0	0	0	1	130	991
1,173	STRUBENSVALLEI	R	870,000	R	1,195,328	4	2	3	1	2	1	0	1	1	0	320	775
1,174	WITPOORTJIE	R	500,000	R	686,970	3	2	1	1	2	1	1	1	0	1	400	2,689
1,175	NOORDHEUWEL	R	915,000	R	1,257,156	4	2.5	5	1	3	1	0	0	1	0	560	1,383
1,176	FLORIDA EXT	R	630,000	R	865,583	3	3	3	1	3	1	0	0	0	1	380	2,555
1,177	WILRO PARK	R	800,000	R	1,099,152	4	2	3	0	2	1	0	1	1	0	230	1,096
1,178	WITPOORTJIE	R	340,000	R	467,140	3	1.5	2	0	2	1	0	0	1	0	210	900
1,179	KRUGERSDORP NORTH	R	480,000	R	659,491	3	2	3	0	2	0	0	1	1	0	273	2,000
1,180	WILGEHEUWEL	R	435,000	R	597,664	3	1	2	0	0	0	0	0	0	1	78	1,000
1,181	HELDERKRUIN	R	749,000	R	1,029,081	3	2	4	0	2	1	0	1	1	0	252	1,200
1,182	KRUGERSDORP NORTH	R	370,000	R	508,358	3	1	2	1	1	1	0	0	0	1	140	700
1,183	RISIDALE	R	430,000	R	590,794	3	1	1	1	1	1	0	1	1	0	142	1,513
1,184	HORISON	R	545,000	R	748,798	3	2	2	0	2	0	1	1	0	1	295	1,980
1,185	FLORIDA NORTH	R	890,000	R	1,222,807	1	3	1	0	0	0	0	0	1	0	350	2,353
1,186	RADIOKOP	R	670,000	R	920,540	3	2	2	0	2	0	0	0	0	1	190	480
1,187	RADIOKOP	R	785,000	R	1,078,543	3	2	3	0	2	1	0	0	0	1	250	485
1,188	POORTVIEW	R	16,500,000	R	22,670,019	4	2	3	0	3	3	1	0	0	1	700	10,000
1,189	LITTLE FALLS	R	850,000	R	1,167,849	3	2.5	3	1	2	0	0	1	0	1	240	1,250
1,190	LITTLE FALLS	R	495,000	R	680,101	3	2	2	0	2	0	0	0	1	0	103	360
1,191	WILRO PARK	R	899,000	R	1,235,173	3	2	3	1	3	1	0	1	0	1	300	2,017
1,192	WELTEVREDENPARK	R	765,000	R	1,051,065	5	4	3	0	2	1	0	1	0	1	469	3,153
1,193	RANDPARK RIDGE	R	710,000	R	975,498	6	2	0	0	0	0	0	0	1	0	200	1,344
1,194	STRUBENSVALLEI	R	600,000	R	824,364	3	2	3	0	1	0	0	1	1	0	200	815
1,195	RUIMSIG	R	1,650,000	R	2,267,002	3	2.5	3	1	4	2	1	1	1	0	640	10,000
1,196	HELDERKRUIN	R	995,000	R	1,367,071	4	3.5	3	1	2	1	0	1	1	0	400	1,315
1,197	HORISON EXT 1	R	525,000	R	721,319	3	2	2	0	2	1	0	1	0	1	160	1,076
1,198	ROODEKRANS	R	880,000	R	1,209,068	4	3	4	1	3	1	0	1	1	0	333	1,152
1,199	KENMARE EXT 4	R	485,000	R	666,361	3	2	3	0	2	1	0	0	0	1	220	1,000
1,200	ROODEKRANS EXT 6	R	740,000	R	1,016,716	3	2.5	4	1	2	1	0	1	1	0	264	1,775

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,201	RANGEVIEW	R	1,290,000	R	1,772,383	4	3	4	1	2	0	0	0	0	1	375	1,122
1,202	DOUGLASDALE	R	900,000	R	1,236,546	3	2	3	0	2	0	0	1	0	1	186	552
1,203	ROODEKRANS EXT 11	R	650,000	R	893,061	4	3	3	1	2	1	0	0	1	0	340	1,100
1,204	WILRO PARK	R	755,000	R	1,037,325	4	2	4	2	2	1	0	1	1	0	273	1,292
1,205	HELDERKRUIN	R	1,090,000	R	1,497,595	3	2	3	1	2	1	0	1	1	0	280	2,487
1,206	EDLEEN	R	458,000	R	629,265	4	3	3	0	1	1	0	1	0	1	200	1,115
1,207	ROODEKRANS	R	872,000	R	1,198,076	3	2	3	1	4	1	1	1	0	1	360	2,420
1,208	POORTVIEW	R	2,400,000	R	3,297,457	4	3.5	3	1	4	1	0	1	0	1	386	1,600
1,209	LITTLE FALLS	R	520,000	R	714,449	3	2	2	0	2	0	0	0	1	0	143	480
1,210	STRUBENSVALLEI	R	475,000	R	652,622	3	2	2	1	0	0	0	0	0	1	140	1,100
1,211	RANDPARK RIDGE	R	750,000	R	1,030,455	3	2.5	1	0	2	0	0	1	0	1	182	341
1,212	CLAREMONT	R	260,000	R	357,225	3	2	2	1	0	0	1	0	0	0	128	600
1,213	FLORIDA EXT 3	R	730,000	R	1,002,977	5	2	4	0	4	1	0	1	0	1	441	1,348
1,214	WILGEHEUWEL	R	450,000	R	618,273	2	1	2	0	2	0	0	0	1	0	100	1,000
1,215	WENTWORTH PARK	R	335,000	R	460,270	5	3	2	0	1	1	1	0	0	1	240	2,254
1,216	RUIMSIG A H	R	2,100,000	R	2,885,275	3	3	3	1	2	1	0	1	0	1	438	1,024
1,217	STRUBENSVALLEI	R	585,000	R	803,755	3	2	2	0	2	0	0	1	0	1	180	900
1,218	POORTVIEW	R	1,950,000	R	2,679,184	4	3	3	1	2	1	1	0	1	0	550	10,000
1,219	HARTEBEESPOORT A H	R	15,000,000	R	20,609,108	3	2	2	1	2	1	0	0	1	0	374	2,514
1,220	RANDPARK RIDGE	R	860,000	R	1,181,589	3	2	2	0	2	0	0	0	0	1	230	1,546
1,221	LITTLE FALLS	R	890,000	R	1,222,807	4	2	2	1	2	1	0	0	0	1	200	982
1,222	BLOUBOSRAND	R	360,000	R	494,619	3	2	2	0	0	0	0	1	1	0	100	1,400
1,223	STRUBENSVALLEI	R	540,000	R	741,928	3	2	2	0	0	0	0	0	1	0	90	1,015
1,224	HELDERKRUIN	R	630,000	R	865,583	4	2	3	0	2	1	0	1	1	0	280	1,038
1,225	ROODEPOORT NORTH	R	330,000	R	453,400	3	2	2	0	1	1	0	0	1	0	75	85
1,226	STRUBENSVALLEI	R	755,000	R	1,037,325	5	4	3	1	2	1	0	1	1	0	253	1,078
1,227	LITTLE FALLS & EXT	R	560,000	R	769,407	3	2	2	0	2	0	0	0	0	1	100	413
1,228	ROODEPOORT NORTH	R	275,000	R	377,834	2	1	2	0	1	2	0	0	0	1	110	739
1,229	RADIOKOP & EXT	R	675,000	R	927,410	3	2	2	0	1	0	0	1	1	0	140	420
1,230	NORTH RIDING	R	635,000	R	872,452	3	2	2	0	0	0	0	1	0	1	110	739
1,231	RUIMSIG	R	13,000,000	R	22,092,159	4	3	2	1	2	1	0	1	0	1	317	500
1,232	NORTH RIDING A H	R	1,166,000	R	1,602,015	3	2.5	3	1	2	1	1	1	1	0	300	8,400
1,233	LITTLE FALLS EXT 1	R	1,730,000	R	2,376,917	3	3	3	1	2	1	0	1	0	1	493	1,110
1,234	WILRO PARK EXT 16	R	760,000	R	1,044,195	4	3	3	1	2	1	0	1	0	1	300	1,200
1,235	WILRO PARK	R	855,000	R	1,174,719	3	2	3	0	2	0	0	1	1	0	220	1,300
1,236	NORTHWOLD	R	915,000	R	1,257,156	3	2	3	0	2	0	1	1	1	0	330	1,000
1,237	HORISON PARK	R	680,000	R	934,280	3	2	3	0	2	1	0	1	1	0	200	996
1,238	ALLENS NEK	R	450,000	R	618,273	3	2	1	0	0	0	0	1	1	0	144	1,000
1,239	OAKDENE	R	389,000	R	534,463	3	1	2	0	1	1	0	1	1	0	190	900
1,240	RANDPARK RIDGE	R	420,000	R	577,055	2	2	2	0	0	0	0	1	0	1	120	346
1,241	TRES JOLIE	R	1,500,000	R	2,060,911	3	2.5	3	1	2	1	0	1	0	1	304	970
1,242	WILRO PARK	R	950,000	R	1,305,244	3	2	4	1	2	1	0	1	1	0	370	1,643
1,243	ONTDEKKERSPARK	R	550,000	R	755,667	3	2	2	0	2	0	0	0	0	1	190	1,277
1,244	HELDERKRUIN	R	899,000	R	1,235,173	4	2	4	1	3	0	1	1	0	1	300	1,780
1,245	CONSTANTIA KLOOF	R	910,000	R	1,250,286	4	2	3	1	2	1	0	1	0	1	255	1,527
1,246	CONSTANTIA KLOOF	R	1,250,000	R	1,717,426	4	3	4	1	0	1	0	1	1	0	274	1,437
1,247	FLORIDA NORTH	R	545,000	R	748,798	3	1	2	0	0	1	1	0	1	0	200	1,248
1,248	ROODEPOORT WEST	R	335,000	R	460,270	3	2	3	1	2	1	0	1	0	1	240	1,000
1,249	DISCOVERY	R	410,000	R	563,316	3	2	2	1	0	1	1	0	0	1	182	978
1,250	HORISON EXT 1	R	560,000	R	769,407	3	1.5	2	0	0	1	0	1	0	1	190	991
1,251	HORISON	R	370,000	R	508,358	3	2	3	0	2	1	0	0	1	0	200	1,200
1,252	RANGEVIEW EXT 4	R	675,000	R	927,410	3	2	2	0	2	0	0	0	1	0	180	500
1,253	KENMARE	R	920,000	R	1,264,025	4	2	3	0	2	1	1	1	0	1	450	1,300
1,254	STRUBENSVALLEI	R	7,600,000	R	10,441,948	3	2	3	1	0	0	1	1	1	0	220	1,816
1,255	FLORIDA NORTH	R	630,000	R	865,583	4	1.5	3	1	3	2	0	0	1	0	303	1,267
1,256	HORISON VIEW	R	545,000	R	748,798	3	2	3	0	4	0	0	1	0	1	150	1,000
1,257	GREENHILLS	R	400,000	R	549,576	3	3	3	0	1	1	0	0	0	1	230	1,123
1,258	STRUBENSVALLEI EXT 4	R	700,000	R	961,758	4	3	3	1	2	0	0	1	0	1	350	1,135
1,259	RADIOKOP	R	720,000	R	989,237	3	2	3	1	0	0	0	1	0	1	167	1,123
1,260	HELDERKRUIN	R	1,030,000	R	1,415,159	4	2	3	1	3	1	0	1	0	1	330	1,388
1,261	ONTDEKKERSPARK	R	870,000	R	1,195,328	3	2	4	1	3	1	1	1	0	1	500	2,000
1,262	STRUBENSVALLEI	R	799,000	R	1,097,779	4	2	3	0	2	2	0	1	0	1	260	1,000
1,263	LITTLE FALLS	R	720,000	R	989,237	3	2	3	0	2	0	0	1	0	1	240	1,000
1,264	RADIOKOP	R	720,000	R	989,237	3	2	3	1	2	0	0	1	0	1	167	1,123
1,265	HORISON	R	645,000	R	886,192	4	2.5	3	1	2	1	1	0	1	0	300	1,200
1,266	NEWLANDS	R	318,000	R	436,913	3	1.5	2	0	1	0	0	0	0	1	110	240
1,267	ALBERTSVILLE	R	350,000	R	480,879	3	2	1	0	1	0	1	0	1	0	140	700
1,268	RANGEVIEW EXT 4	R	1,100,000	R	1,511,335	3	3	2	1	2	1	0	1	0	1	298	1,660
1,269	WILGEHEUWEL & EXT	R	365,000	R	501,488	2	1	2	0	0	0	0	0	0	1	80	526
1,270	LITTLE FALLS	R	499,000	R	685,596	2	2	2	0	2	0	0	1	1	0	85	280
1,271	CONSTANTIA KLOOF	R	1,150,000	R	1,580,032	3	2.5	2	0	2	0	0	0	1	0	290	500
1,272	STRUBENSVALLEI	R	705,000	R	968,628	3	2	2	2	2	0	0	1	0	1	220	1,000
1,273	HORISON EXT 1	R	595,000	R	817,495	3	1	3	0	1	1	0	0	1	0	160	1,000
1,274	HELDERKRUIN VIEW	R	1,675,000	R	2,301,350	4	3.5	5	1	2	2	1	1	1	0	575	3,865
1,275	HELDERKRUIN	R	1,325,000	R	1,820,471	4	3.5	5	1	3	1	0	1	0	1	680	1,080
1,276	HELDERKRUIN	R	880,000	R	1,209,068	4	3	3	0	2	1	0	1	1	0	300	1,250
1,277	FLORIDA PARK	R	1,550,000	R	2,129,608	4	3	4	2	2	1	1	1	0	1	462	2,000
1,278	HELDERKRUIN	R	835,000	R	1,147,240	3	2	3	1	2	1	1	1	0	1	318	2,138
1,279	WELTEVREDENPARK	R	480,000	R	659,491	3	1	2	0	0	0	0	0	0	1	80	538
1,280	RADIOKOP	R	800,000	R	1,099,152	3	2	3	0	2	0	0	0	0	1	200	1,344
1,281	LITTLE FALLS	R	1,300,000	R	1,786,123	3	3	3	0	2	1	1	1	0	1	375	1,526
1,282	ROODEPOORT NORTH	R	320,000	R	439,661	2	1	3	0	1	1	0	0	1	0	120	500
1,283	NOORDHEUWEL EXT 4	R	680,000	R	934,280	4	2.5	3	1	2	1	1	1	0	1	297	1,600
1,284	RADIOKOP	R	700,000	R	961,758	3	2	2	0	2	0	0	0	0	1	180	1,210
1,285	CONSTANTIA KLOOF	R	900,000	R	1,236,546	4	2.5	3	0	2	1	0	1	0	1	350	1,493
1,286	ROODEKRANS & EXT	R	980,000	R	1,346,462	4	2	4	1	4	1	1	1	0	1	580	1,321
1,287	NORTHCLIFF EXT 19	R	1,380,000	R	1,896,038	4	2.5	2	1	4	1	0	1	0	1	420	1,351
1,288	HORISON	R	460,000	R	632,013	3	1	2	0	2	1	0	0	1	0	180	1,190
1,289	WELTEVREDENPARK	R	630,000	R	865,583	3	2	2	0	2	1	0	1	0	1	160	1,076
1,290	HELDERKRUIN	R	1,950,000	R	2,679,184	4	2.5	6	0	3	1	0	1	1	0	486	520
1,291	FEATHERBROOKE ESTATE	R	880,000	R	1,209,068	3	2	2	0	2	0	0	1	0	1	170	403
1,292	BREAUNANDA	R	735,000	R	1,009,846	4	2	3	1	2	1	0	1	1	0	500	900
1,293	FLORIDA	R	425,000	R	583,925	3	1.5	2	0	1	1	0	0	0	1	138	928
1,294	QUELLERINA	R	1,400,000	R	1,923,517	3	2.5	3	1	2	1	1	1	0	1	300	1,908
1,295	NOORDHEUWEL	R	1	R	1	3	2	2	0	1	0	1	0	1	0	350	2,000
1,296	WILRO PARK EXT 6	R	490,000	R	673,231	3	2	2	1	2	1	0	1	0	1	180	1,200
1,297	SHARONLEA	R	770,000	R	1,057,934	3	2	3	1	1	0	0	1	1	0	230	1,000
1,298	FAIRLAND	R	1,075,000	R	1,476,986	5	3	5	1	2	1	0	1	0	1	400	2,987
1,299	POORTVIEW	R	1,550,000	R	2,129,608	4	2	3	0	2	0	0	1	0	1	280	1,800
1,300	HELDERKRUIN	R	980,000	R	1,346,462	4	2	3	0	2	1	0	1	1	0	310	1,252

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,301	HELDERKRUIN	R	1,900,000	R	2,026,154	5	4	4	1	2	0	1	1	0	1	500	1,932
1,302	MANABA BEACH	R	350,000	R	480,879	3	2	2	0	0	0	0	0	0	1	110	739
1,303	MANABA BEACH	R	350,000	R	480,879	3	2	2	0	0	0	0	0	0	1	110	739
1,304	WILRO PARK EXT 5	R	650,000	R	893,061	3	2	3	1	1	1	0	0	1	0	202	996
1,305	FLORIDA GLEN	R	900,000	R	1,236,546	3	2	4	1	4	1	0	1	1	0	250	1,388
1,306	CONSTANTIA KLOOF	R	1,575,000	R	2,163,956	3	3	3	1	3	0	0	0	1	0	311	1,558
1,307	LITTLE FALLS EXT 2	R	945,000	R	1,298,374	3	2.5	3	0	2	1	1	0	1	0	220	500
1,308	LITTLE FALLS	R	1,450,000	R	1,992,214	3	2.5	5	1	2	1	0	0	0	1	396	880
1,309	RUIMSIG	R	1,250,000	R	1,717,426	3	2	3	0	2	0	0	0	0	1	236	420
1,310	LITTLE FALLS EXT 2	R	825,000	R	1,133,501	3	3	3	1	2	1	0	0	1	0	330	800
1,311	KENMARE	R	410,000	R	563,316	2	1	2	0	1	1	0	0	1	0	170	774
1,312	FLORIDA HILLS	R	1,130,000	R	1,552,553	4	2	4	1	2	1	0	1	1	0	400	1,200
1,313	RANDFONTEIN	R	280,000	R	384,703	3	1	2	0	4	1	0	0	0	1	150	800
1,314	HELDERKRUIN VIEW	R	2,100,000	R	2,885,275	3	3	3	1	5	1	1	1	0	1	500	2,119
1,315	HORISON PARK	R	740,000	R	1,016,716	3	2	3	1	5	1	0	1	0	1	250	991
1,316	LITTLE FALLS	R	1,500,000	R	1,599,595	5	3.5	3	1	2	1	0	1	1	0	450	1,862
1,317	RANDPARK RIDGE	R	800,000	R	1,099,152	3	2.5	3	1	2	0	0	1	0	1	340	1,200
1,318	STRUBENSVALLEI	R	2,350,000	R	3,228,760	3	2.5	8	1	3	1	1	1	1	0	1000	1,546
1,319	LITTLE FALLS EXT 1	R	650,000	R	893,061	3	2	4	1	2	0	0	1	1	0	300	1,540
1,320	CONSTANTIA KLOOF	R	1,500,000	R	2,060,911	5	4	4	2	2	1	0	1	0	1	462	2,000
1,321	FLORIDA HILLS	R	1,280,000	R	1,758,644	4	2	4	1	2	1	0	1	0	1	520	2,128
1,322	KRUGERSDORP NORTH	R	535,000	R	735,058	3	2	3	0	0	1	1	1	0	1	1428	9,600
1,323	RADIOKOP	R	730,000	R	1,002,977	3	2	3	0	2	0	0	0	0	1	120	600
1,324	ALBERTSVILLE	R	480,000	R	659,491	3	2	1	0	2	0	0	0	1	0	125	300
1,325	WELTEVREDENPARK	R	750,000	R	1,030,455	3	2	2	0	2	1	0	0	1	0	160	1,076
1,326	RANDGATE	R	250,000	R	343,485	2	1	1	0	0	0	0	0	1	0	109	492
1,327	HELDERKRUIN	R	1,150,000	R	1,580,032	4	3.5	4	0	2	1	0	1	0	1	285	1,035
1,328	CONSTANTIA KLOOF & EXT	R	1,299,000	R	1,784,749	4	3	4	1	2	0	0	1	0	1	380	1,542
1,329	NOORDHEUWEL EXT 3	R	895,000	R	1,229,677	3	2.5	3	0	2	1	0	0	0	1	212	1,200
1,330	SHARONLEA	R	750,000	R	1,030,455	4	2	3	0	3	0	0	1	0	1	230	1,000
1,331	NORTHCLIFF EXT 2	R	1,875,000	R	2,576,139	3	3	2	0	2	1	0	1	0	1	330	1,400
1,332	FLORACLIFFE	R	1,120,000	R	1,194,364	4	3	2	1	2	1	0	1	1	0	400	2,800
1,333	RUIMSIG	R	1,100,000	R	1,173,037	3	2.5	3	0	2	0	0	1	0	1	154	402
1,334	LITTLE FALLS & EXT	R	600,000	R	824,364	3	2	2	0	2	0	0	0	0	1	136	500
1,335	KAGISO	R	250,000	R	343,485	4	2	2	1	2	2	0	0	1	0	176	1,012
1,336	FLORIDA PARK	R	950,000	R	1,305,244	3	2	4	1	2	1	0	1	1	0	250	1,758
1,337	RANT EN DAL	R	620,000	R	851,843	3	2	4	1	2	1	0	0	1	0	236	1,200
1,338	ROODEKRANS	R	930,000	R	1,277,765	4	2.5	3	1	2	1	0	1	0	1	340	1,200
1,339	HELDERKRUIN	R	870,000	R	1,195,328	4	2	3	1	3	1	0	1	1	0	187	1,070
1,340	DELAREY	R	500,000	R	686,970	4	2	3	1	2	0	1	1	0	1	230	1,546
1,341	WELTEVREDENPARK	R	760,000	R	1,044,195	3	2	3	0	2	1	0	1	0	1	280	1,100
1,342	HELDERKRUIN	R	665,000	R	913,670	3	2	3	0	2	1	0	0	1	0	210	1,000
1,343	WELTEVREDENPARK	R	830,000	R	1,140,371	3	2.5	3	0	2	0	0	1	1	0	250	1,681
1,344	LITTLE FALLS & EXT	R	1,150,000	R	1,580,032	4	2	3	1	2	1	0	1	0	1	380	1,106
1,345	DOBSONVILLE	R	200,000	R	274,788	4	2	2	0	1	0	0	0	1	0	98	659
1,346	WILGEHEUWEL & EXT	R	470,000	R	645,752	3	2	3	0	1	0	0	0	0	1	125	1,034
1,347	WILRO PARK EXT 6	R	750,000	R	799,798	3	2.5	4	1	0	1	1	0	0	1	205	1,500
1,348	NOORDKRUIN	R	3,155,000	R	4,334,782	4	2	4	0	2	1	0	0	0	1	700	4,706
1,349	CLAREMONT	R	380,000	R	405,231	4	2	1	0	1	0	0	1	1	0	270	1,815
1,350	WILRO PARK EXT 12	R	820,000	R	1,126,631	3	2	4	2	2	1	0	1	0	1	294	1,020
1,351	BERGBRON	R	895,000	R	1,229,677	6	3	4	1	2	1	0	1	1	0	270	1,000
1,352	HELDERKRUIN	R	925,000	R	986,417	3	2.5	3	1	3	1	0	1	1	0	330	1,305
1,353	HELDERKRUIN	R	810,000	R	1,112,892	4	2	3	1	2	0	0	0	1	0	220	1,475
1,354	WILRO PARK	R	775,000	R	1,064,804	4	3	3	0	2	0	0	1	1	0	305	991
1,355	FLORACLIFFE	R	1,020,000	R	1,087,725	3	3	3	1	2	1	1	0	1	0	304	1,122
1,356	CONSTANTIA KLOOF	R	11,900,000	R	12,690,122	4	3	4	1	2	2	0	0	1	0	418	1,450
1,357	STRUBENSVALLEI	R	930,000	R	1,277,765	3	2	3	1	3	0	1	1	1	0	350	1,000
1,358	RADIOKOP	R	480,000	R	659,491	3	2	2	0	0	0	0	0	0	1	92	454
1,359	RUIMSIG	R	1,399,000	R	1,922,143	3	3	3	2	2	0	0	1	1	0	365	925
1,360	WELTEVREDENPARK	R	780,000	R	831,790	4	2	2	1	2	1	0	1	0	1	254	1,016
1,361	WILGEHEUWEL	R	560,000	R	769,407	3	1	1	0	2	0	0	0	1	0	145	1,000
1,362	WITPOORTJIE	R	1,090,000	R	1,162,373	0	0	0	0	0	0	0	0	1	0	536	2,090
1,363	WILGEHEUWEL EXT 3	R	750,000	R	1,030,455	3	2.5	4	1	2	0	0	1	1	0	270	880
1,364	HELDERKRUIN EXT 13	R	765,000	R	1,051,065	4	2	3	0	2	1	0	1	0	1	250	1,650
1,365	FLORIDA PARK	R	1,200,000	R	1,648,729	5	3	4	1	4	1	0	1	0	1	500	2,060
1,366	RUIMSIG	R	2,175,000	R	2,988,321	4	2	4	1	4	1	0	1	1	0	400	2,689
1,367	WELTEVREDENPARK	R	870,000	R	1,195,328	3	2	3	1	2	1	0	1	0	1	320	1,100
1,368	RANDPARK RIDGE	R	1,040,000	R	1,428,898	4	2	3	1	2	1	1	1	1	0	300	1,490
1,369	LITTLE FALLS EXT 2	R	1,100,000	R	1,173,037	4	3	3	0	2	1	0	1	1	0	235	1,135
1,370	QUELLERINA	R	2,150,000	R	2,292,753	6	4	4	1	4	1	1	1	0	1	720	1,985
1,371	RUIMSIG A H	R	1,650,000	R	1,759,555	3	2.5	3	0	2	1	0	0	0	1	330	1,000
1,372	HORISON & EXT	R	720,000	R	767,806	3	2	2	1	2	1	0	0	0	1	180	1,200
1,373	HELDERKRUIN	R	735,000	R	1,009,846	3	2	3	0	1	1	0	1	0	1	260	1,748
1,374	HELDERKRUIN EXT 6	R	950,000	R	1,305,244	3	2	3	2	2	1	0	1	0	1	300	1,128
1,375	WITPOORTJIE EXT 5	R	560,000	R	769,407	3	2.5	4	1	2	1	0	1	0	1	285	1,115
1,376	HELDERKRUIN	R	780,000	R	1,071,674	4	2.5	3	2	2	0	0	0	1	0	235	1,580
1,377	WILRO PARK	R	770,000	R	821,126	3	2	3	0	4	1	1	0	0	1	440	1,340
1,378	ONTDEKKERSPARK	R	739,000	R	788,067	3	3	3	1	2	1	0	0	0	1	266	1,000
1,379	FLORIDA HILLS	R	1,100,000	R	1,173,037	4	2.5	3	1	2	1	0	1	1	0	400	1,500
1,380	LITTLE FALLS EXT 2	R	830,000	R	885,109	3	2	3	0	2	1	0	0	1	0	190	950
1,381	FLORIDA PARK	R	590,000	R	810,625	3	2	2	1	1	1	0	0	1	0	220	916
1,382	RUIMSIG	R	1,595,000	R	1,700,903	3	2	4	1	2	0	0	1	1	0	290	745
1,383	RUIMSIG	R	990,000	R	1,055,733	3	2	3	0	2	0	0	0	0	1	205	400
1,384	RUIMSIG	R	1,050,000	R	1,119,717	3	2	3	0	2	0	0	0	0	1	220	400
1,385	RANGEVIEW EXT 4	R	1,899,000	R	2,025,088	4	3	3	1	2	1	0	0	0	1	480	3,227
1,386	FLORIDA	R	365,000	R	389,235	3	1	3	1	1	1	0	0	1	0	150	1,008
1,387	KENMARE	R	700,000	R	961,758	2	2	2	0	2	0	0	0	0	1	233	1,144
1,388	WILRO PARK EXT 12	R	800,000	R	853,117	3	2	2	1	2	0	1	0	1	0	246	1,200
1,389	LINDHAVEN	R	550,000	R	755,667	4	2	3	0	2	0	0	1	0	1	207	880
1,390	RUIMSIG	R	3,675,000	R	3,919,008	4	4	5	0	2	1	1	1	0	1	702	1,600
1,391	RADIOKOP	R	520,000	R	714,449	3	2	2	0	0	0	0	0	0	1	95	639
1,392	LITTLE FALLS	R	620,000	R	851,843	2	1	2	0	0	0	0	1	0	1	81	1,300
1,393	BRYANSTON	R	2,100,000	R	2,239,433	3	2	3	1	2	1	0	1	1	0	400	4,000
1,394	ROODEKRANS EXT 1	R	840,000	R	1,154,110	3	2	2	0	2	0	1	1	0	1	331	1,269
1,395	KENMARE	R	600,000	R	639,838	3	1	3	0	4	0	1	0	0	1	285	2,022
1,396	QUELLERINA	R	1,500,000	R	1,599,595	4	2	3	1	3	1	0	1	0	1	350	1,680
1,397	LITTLE FALLS	R	1,980,000	R	2,720,402	3	2.5	5	1	2	0	0	0	0	1	396	880
1,398	RANGEVIEW EXT 4	R	950,000	R	1,013,077	3	3	2	0	2	0	0	0	1	0	220	2,300
1,399	WILRO PARK	R	630,000	R	865,583	3	2	3	1	1	0	0	0	0	1	190	1,025
1,400	STRUBENSVALLEI	R	1,000,000	R	1,373,941	4	3	3	1	2	1	0	1	1	0	400	981

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,401	HORISON EXT 1	R	650,000	R	693,158	3	1	3	0	1	1	0	0	1	0	200	1,344
1,402	NORTHCLIFF EXT 19	R	850,000	R	906,437	3	2	3	0	2	1	0	1	0	1	300	1,000
1,403	WILRO PARK	R	1,150,000	R	1,028,461	3	2	4	1	2	1	0	1	0	1	320	1,100
1,404	RUIMSIG	R	1,900,000	R	1,545,072	5	4	3	1	2	1	0	1	0	1	340	1,262
1,405	RUIMSIG	R	1,900,000	R	1,545,072	4	3	3	1	3	1	0	1	0	1	380	1,476
1,406	ALLENS NEK	R	940,000	R	1,291,504	3	2	3	0	3	0	0	1	0	1	250	550
1,407	FONTAINEBLEAU	R	830,000	R	885,109	4	2	4	1	2	1	0	0	0	1	365	1,800
1,408	RUIMSIG	R	1,850,000	R	1,972,834	3	2	4	1	2	0	0	1	1	0	400	995
1,409	HELDERKRUIN	R	900,000	R	959,757	5	2.5	3	1	2	1	0	1	1	0	400	900
1,410	FLORIDA	R	889,000	R	948,027	4	2	3	0	2	3	0	1	1	0	400	3,800
1,411	WILRO PARK	R	790,000	R	842,454	3	2	4	0	2	1	0	1	0	1	254	1,000
1,412	WILRO PARK	R	955,000	R	1,018,409	4	3	3	0	2	1	1	1	0	1	300	1,700
1,413	RUIMSIG	R	2,625,000	R	2,799,292	4	3.5	4	1	2	1	0	1	0	1	578	2,612
1,414	KLOOFENDAL	R	1,100,000	R	1,173,037	3	2	3	0	3	1	0	1	0	1	250	1,300
1,415	HORISON PARK	R	1,380,000	R	1,471,628	4	2.5	4	1	2	1	1	0	0	1	578	2,000
1,416	RUIMSIG	R	1,040,000	R	1,109,053	3	2	2	1	2	0	0	0	0	1	190	410
1,417	CONSTANTIA KLOOF	R	1,880,000	R	2,004,826	4	2.5	2	0	2	1	0	1	0	1	390	960
1,418	RANGEVIEW EXT 4	R	1,600,000	R	1,706,235	3	2	2	1	2	1	0	0	0	1	490	1,475
1,419	FLORIDA & EXT	R	450,000	R	479,879	3	1	3	0	1	1	0	0	1	0	200	1,071
1,420	WELTEVREDENPARK	R	725,000	R	773,138	2	2	3	1	2	0	0	0	0	1	185	1,244
1,421	GEORGINIA	R	520,000	R	554,526	3	2	3	0	0	0	1	0	1	0	200	1,344
1,422	BROMHOF	R	860,000	R	917,101	3	2	2	0	2	1	0	0	1	0	241	609
1,423	RANDPARK RIDGE	R	1,070,000	R	1,141,045	5	3	3	0	2	1	0	1	0	1	334	2,286
1,424	STRUBENSVALLEI & EXT	R	715,000	R	762,474	3	2	3	0	0	0	0	1	0	1	185	486
1,425	KLOOFENDAL	R	1,495,000	R	1,594,263	4	2	3	1	3	1	0	1	0	1	392	1,530
1,426	RUIMSIG	R	810,000	R	863,781	2	2	2	0	2	0	0	0	1	0	170	600
1,427	WILRO PARK	R	1,240,000	R	1,322,332	4	2	6	0	4	1	1	1	0	1	620	1,724
1,428	QUELLERINA	R	1,225,000	R	1,306,336	3	2	3	1	2	1	0	1	0	1	340	1,410
1,429	RUIMSIG	R	1,050,000	R	1,119,717	3	3	3	0	2	0	0	0	0	1	210	401
1,430	NOORDHEUWEL EXT 4	R	780,000	R	831,790	3	2	4	1	2	0	1	0	1	0	188	1,250
1,431	STRUBENSVALLEI	R	750,000	R	799,798	3	2	2	0	0	0	0	1	1	0	200	1,250
1,432	FLORACLIFFE	R	1,150,000	R	1,226,356	3	2	3	0	2	1	0	0	1	0	340	2,286
1,433	KLOOFENDAL	R	965,000	R	1,029,073	3	2	3	1	2	1	0	1	1	0	316	2,124
1,434	HORISON VIEW	R	640,000	R	682,494	3	2	2	1	2	1	0	0	0	1	240	1,057
1,435	RUIMSIG	R	1,700,000	R	1,812,875	4	2.5	3	1	2	1	0	1	0	1	350	760
1,436	KAGISO EXT 2	R	280,000	R	298,591	3	2	2	1	1	0	0	0	1	0	124	264
1,437	NOORDKRUIN	R	1,700,000	R	1,812,875	5	3.5	5	1	2	2	0	0	0	1	550	1,600
1,438	QUELLERINA	R	870,000	R	927,765	4	2	3	0	2	1	0	1	0	1	250	1,500
1,439	LITTLE FALLS	R	1,150,000	R	1,226,356	3	2	4	1	3	1	0	1	0	1	320	1,100
1,440	RADIOKOP & EXT	R	1,350,000	R	1,097,815	3	2.5	2	1	2	0	0	0	0	1	244	500
1,441	QUELLERINA	R	850,000	R	906,437	2	2	2	1	2	1	0	1	0	1	228	682
1,442	FEATHERBROOKE ESTATE	R	1,625,000	R	1,732,895	3	3	3	1	2	1	0	1	1	0	380	2,555
1,443	BEDFORDVIEW	R	2,550,000	R	2,719,312	6	3	4	0	3	1	0	1	0	1	339	2,400
1,444	HELDERKRUIN	R	680,000	R	725,150	3	2	2	0	1	0	0	0	0	1	153	1,332
1,445	RUIMSIG	R	1,100,000	R	1,173,037	3	3	2	0	2	0	0	0	0	1	230	450
1,446	RUIMSIG	R	1,425,000	R	1,519,616	3	2	3	0	2	0	0	1	0	1	258	400
1,447	CONSTANTIA KLOOF	R	980,000	R	1,045,069	4	2	3	0	2	1	0	1	0	1	230	1,000
1,448	ROODEKRANS	R	870,000	R	927,765	4	3	3	0	2	0	0	1	1	0	220	1,200
1,449	FLORIDA HILLS	R	1,075,000	R	1,146,377	4	2.5	3	1	2	1	0	1	0	1	300	2,000
1,450	TARLTON	R	890,000	R	949,093	4	2	3	0	3	1	0	1	0	1	200	2
1,451	WELTEVREDENPARK & EXT	R	1,650,000	R	1,759,555	4	2.5	3	1	4	1	0	1	1	0	600	1,200
1,452	DISCOVERY	R	1,100,000	R	1,173,037	4	2	3	1	4	1	1	1	1	0	500	1,810
1,453	KRUGERSDORP WEST	R	440,000	R	469,215	3	2	3	0	1	1	0	0	0	1	160	1,076
1,454	KRUGERSDORP WEST	R	320,000	R	341,247	2	1	1	0	1	1	0	0	0	1	140	941
1,455	NOORDHEUWEL	R	1,050,000	R	1,119,717	3	2	2	0	2	0	0	0	1	0	190	1,277
1,456	CONSTANTIA KLOOF	R	1,200,000	R	1,279,676	4	4	4	1	2	1	0	1	1	0	330	1,487
1,457	ROODEPOORT	R	2,800,000	R	2,985,911	3	1	2	0	1	0	0	0	1	0	248	1,667
1,458	HELDERKRUIN	R	950,000	R	1,013,077	3	2.5	3	1	2	0	0	0	1	0	350	991
1,459	RUIMSIG	R	1,350,000	R	1,439,636	3	2	3	1	2	0	0	1	1	0	255	400
1,460	HORISON	R	920,000	R	981,085	4	3	4	2	2	1	0	1	0	1	320	1,900
1,461	STRUBENSVALLEI	R	730,000	R	778,470	3	2	2	0	0	0	0	1	1	0	122	1,286
1,462	RUIMSIG	R	800,000	R	853,117	2	2	2	0	2	0	0	0	1	0	143	562
1,463	RUIMSIG	R	1,290,000	R	1,375,652	3	3.5	3	1	2	1	0	0	0	1	330	400
1,464	FLORIDA PARK	R	2,010,000	R	1,797,571	7	3	2	0	0	0	1	0	0	1	440	1,200
1,465	FLORIDA PARK EXT 3	R	130,000	R	138,632	4	2.5	4	1	2	1	1	1	0	1	400	1,300
1,466	RANT EN DAL	R	820,000	R	874,445	3	2	4	0	2	0	1	1	0	1	200	1,000
1,467	LITTLE FALLS EXT 2	R	1,250,000	R	1,332,996	4	2	2	1	2	0	0	1	1	0	240	816
1,468	HELDERKRUIN	R	950,000	R	1,013,077	3	2	3	1	2	0	0	1	1	0	280	1,563
1,469	GLEN AUSTIN	R	1,250,000	R	1,332,996	3	2	3	1	2	2	0	0	0	1	380	13,500
1,470	HORISON	R	420,000	R	447,887	2	1	1	0	1	1	0	0	1	0	210	1,278
1,471	OLIVEDALE	R	1,050,000	R	1,119,717	4	2	2	0	0	0	0	1	0	1	250	1,500
1,472	WELTEVREDENPARK EXT 13	R	1,025,000	R	1,093,057	3	2.5	4	0	2	1	1	1	0	1	215	990
1,473	CONSTANTIA KLOOF EXT 3	R	1,000,000	R	1,066,397	3	2	3	1	3	0	1	1	0	1	278	1,800
1,474	MONTGOMERY PARK	R	910,000	R	970,421	3	2	3	1	3	1	0	1	1	0	300	2,017
1,475	FLORIDA	R	695,000	R	741,146	3	2	4	1	2	0	0	1	0	1	230	1,004
1,476	GEORGINIA	R	580,000	R	618,510	3	3	4	1	1	0	0	1	1	0	322	705
1,477	HELDERKRUIN	R	1,260,000	R	1,343,660	4	2.5	3	1	2	1	0	0	1	0	374	1,000
1,478	FLORIDA PARK	R	2,010,000	R	2,143,458	7	3	2	0	0	0	1	1	0	1	440	1,200
1,479	LAMMERMOOR	R	1,230,000	R	1,311,668	3	2	3	1	0	3	0	0	1	0	199	37,500
1,480	STRUBENSVALLEI	R	1,120,000	R	1,194,364	4	2	3	0	2	0	0	0	0	1	213	1,432
1,481	PARKTOWN	R	880,000	R	938,429	3	2	2	0	1	0	0	0	0	1	300	1,000
1,482	HELDERKRUIN	R	1,260,000	R	1,343,660	4	2.5	3	1	2	1	0	0	1	0	374	1,000
1,483	LITTLE FALLS EXT 2	R	1,100,000	R	1,173,037	3	3	3	0	2	1	1	1	1	0	375	1,526
1,484	DISCOVERY	R	545,000	R	581,186	4	2	2	1	0	1	0	0	0	1	200	1,300
1,485	MINDALORE	R	600,000	R	639,838	3	2	2	0	2	1	0	0	0	1	245	1,647
1,486	HORISON	R	650,000	R	693,158	3	2	3	0	2	1	0	0	0	1	165	1,109
1,487	HELDERKRUIN	R	850,000	R	906,437	2	2	2	0	2	0	0	0	0	1	149	500
1,488	FLORIDA GLEN	R	1,150,000	R	1,226,356	4	2.5	3	1	2	1	1	1	1	0	320	1,100
1,489	RANT EN DAL	R	650,000	R	693,158	3	2	3	0	2	1	0	1	1	0	250	1,200
1,490	GROBLERPARK	R	400,000	R	426,559	3	1	3	0	2	0	0	0	1	0	210	696
1,491	LEWISHAM	R	250,000	R	266,599	3	1	2	0	0	0	0	0	0	1	120	694
1,492	ROODEKRANS	R	810,000	R	863,781	3	2	4	0	2	1	0	0	0	1	190	1,000
1,493	WILGEHEUWEL	R	725,000	R	773,138	3	2	3	0	1	0	0	1	0	1	220	1,479
1,494	LITTLE FALLS	R	995,000	R	1,061,065	4	2	3	0	0	0	1	0	0	1	275	1,849
1,495	FLORIDA GLEN	R	905,000	R	965,089	3	2	3	1	2	0	0	1	0	1	991	6,662
1,496	SHARONLEA	R	978,000	R	1,042,936	4	3	2	0	2	0	0	1	1	0	800	5,378
1,497	HONEYDEW RIDGE	R	1,620,000	R	1,727,563	3	2	2	1	2	1	0	1	0	1	292	602
1,498	RANDPARK RIDGE EXT 1	R	720,000	R	767,806	3	2	2	0	1	1	0	1	0	1	150	1,487
1,499	HELDERKRUIN	R	775,000	R	826,458	4	2	3	0	2	2	0	1	0	1	271	1,822
1,500	HELDERKRUIN	R	990,000	R	1,055,733	5	3.5	4	0	2	1	0	0	1	0	450	2,500

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,501	KNYSNA	R	1,500,000	R	1,599,595	3	2	3	0	2	0	0	0	0	1	204	1,371
1,502	WELTEVREDENPARK	R	860,000	R	917,101	5	2	3	0	2	1	0	1	0	1	220	1,000
1,503	HELDERKRUIN EXT 13	R	865,000	R	922,433	4	2	3	0	2	1	0	1	0	1	250	1,650
1,504	RADIOKOP	R	1,100,000	R	1,173,037	3	2.5	2	1	2	0	0	0	1	0	205	495
1,505	WITPOORTJIE	R	685,800	R	731,335	3	2	3	0	1	0	0	1	1	0	240	1,250
1,506	DISCOVERY	R	780,000	R	831,790	6	2	3	1	0	1	1	1	1	0	380	1,570
1,507	HELDERKRUIN	R	1,350,000	R	1,439,636	4	3	3	2	2	1	1	1	0	1	450	3,025
1,508	HELDERKRUIN	R	1,470,000	R	1,567,603	3	4	5	1	3	1	0	1	1	0	470	1,805
1,509	NORTHCLIFF EXT 15	R	1,700,000	R	1,812,875	4	4.5	6	1	2	2	0	1	1	0	420	1,603
1,510	HONEYDEW RIDGE	R	1,085,000	R	970,331	3	2.5	2	0	2	0	0	0	0	1	200	600
1,511	LITTLE FALLS	R	1,700,000	R	1,812,875	5	3	3	1	2	1	1	1	0	1	420	1,100
1,512	RUIMSIG	R	4,200,000	R	4,478,867	4	4	6	1	4	1	0	1	1	0	700	10,000
1,513	FLORIDA GLEN	R	965,000	R	1,029,073	3	2	3	0	2	0	0	0	1	0	218	535
1,514	HORISON VIEW	R	913,000	R	973,620	3	2	4	1	2	0	1	1	0	1	320	996
1,515	NORTHCLIFF EXT 20	R	750,000	R	670,736	3	2.5	3	1	2	0	0	1	1	0	280	1,071
1,516	STRUBENSVALLEI	R	1,100,000	R	983,745	4	2	2	0	2	0	0	0	0	1	214	404
1,517	DOBSONVILLE	R	180,000	R	191,951	2	1	1	0	0	0	0	0	1	0	42	272
1,518	WILRO PARK	R	970,000	R	1,034,405	3	3	3	1	2	1	0	1	0	1	264	1,775
1,519	HELDERKRUIN	R	1,050,000	R	1,119,717	4	2	4	0	2	1	0	1	1	0	320	1,000
1,520	HELDERKRUIN MANOR	R	1,850,000	R	1,654,481	5	3.5	5	1	2	1	1	1	0	1	600	4,033
1,521	BERGBRON EXT 1	R	1,320,000	R	1,407,644	4	2.5	4	1	2	1	0	1	1	0	310	1,400
1,522	RUIMSIG	R	1,200,000	R	1,279,676	3	2.5	3	1	2	1	0	0	0	1	268	1,802
1,523	MALANSHOF	R	1,050,000	R	1,119,717	4	2	3	0	2	1	0	1	0	1	200	1,487
1,524	HELDERKRUIN VIEW	R	1,700,000	R	1,520,334	4	2.5	3	0	2	1	0	1	1	0	300	2,017
1,525	HELDERKRUIN	R	810,000	R	863,781	3	1	1	0	4	0	0	1	1	0	240	1,332
1,526	CONSTANTIA KLOOF	R	1,250,000	R	1,332,996	3	2.5	3	1	2	1	0	1	0	1	344	1,400
1,527	WILGEHEUWEL	R	970,000	R	1,034,405	3	2	4	1	2	0	0	1	0	1	390	980
1,528	FLORIDA LAKE	R	710,000	R	757,142	3	2	2	1	2	0	1	0	1	0	220	750
1,529	LITTLE FALLS	R	790,000	R	842,454	3	2	1	0	2	0	0	1	1	0	170	1,000
1,530	STRUBENSVALLEI	R	1,100,000	R	983,745	3	2	2	0	2	0	0	0	0	1	195	450
1,531	STRUBENSVALLEI	R	1,180,000	R	1,258,348	4	2	3	1	2	0	0	1	0	1	240	1,613
1,532	WELTEVREDENPARK	R	850,000	R	906,437	3	2	3	0	4	0	1	1	0	1	325	1,500
1,533	ALLENS NEK	R	750,000	R	799,798	3	2	3	0	0	0	0	0	1	0	164	350
1,534	FLORACLIFFE	R	1,050,000	R	1,119,717	5	3	2	2	3	1	0	0	0	0	200	2,300
1,535	HELDERKRUIN	R	1,080,000	R	1,151,709	4	3	2	0	2	1	0	1	0	1	310	1,280
1,536	FLORIDA GLEN	R	100,000	R	106,640	3	2	4	1	2	1	0	1	0	1	242	1,050
1,537	KIDDS BEACH	R	1,050,000	R	1,119,717	3	2	3	1	2	0	0	1	0	1	280	349
1,538	DISCOVERY	R	630,000	R	671,830	3	2	3	0	1	1	0	0	1	0	2800	1,200
1,539	CONSTANTIA KLOOF	R	1,080,000	R	965,859	4	3	3	1	2	1	1	1	0	1	302	1,333
1,540	RUIMSIG	R	2,450,000	R	2,612,672	4	4	4	1	3	1	1	1	0	1	465	1,903
1,541	STRUBENSVALLEI	R	945,000	R	845,127	3	2.5	2	0	2	0	0	0	0	1	180	500
1,542	HORISON PARK	R	105,000	R	111,972	3	2	2	0	2	1	0	0	0	1	295	998
1,543	ROODEPOORT & EXT	R	450,000	R	479,879	3	1	2	0	1	0	0	0	1	0	248	1,667
1,544	HONEYDEW RIDGE	R	17,500,000	R	15,650,495	4	2.5	3	1	2	0	0	1	1	0	296	520
1,545	NORTHCLIFF	R	1,300,000	R	1,386,316	3	2	4	1	2	1	0	1	0	1	280	1,487
1,546	RADIOKOP A H	R	800,000	R	853,117	3	2	2	1	0	0	0	1	0	1	160	1,500
1,547	HORISON	R	725,000	R	648,378	3	1.5	2	0	2	0	1	0	1	0	155	2,000
1,548	ORKNEY	R	700,000	R	626,020	3	2	2	1	1	0	0	0	1	0	253	354
1,549	LITTLE FALLS	R	2,250,000	R	2,399,393	4	2.5	3	0	2	0	0	0	0	1	400	2,689
1,550	ALBERTSKROON	R	700,000	R	746,478	3	2	2	0	1	0	0	0	0	1	123	284
1,551	QUELLERINA	R	1,300,000	R	1,162,608	4	2	3	1	2	0	0	0	1	0	240	1,400
1,552	HONEYDEW	R	1,550,000	R	1,386,187	3	3	2	1	2	1	0	1	1	0	250	500
1,553	HONEYHILLS	R	1,950,000	R	1,743,912	5	2.5	4	0	3	1	0	1	0	1	500	2,107
1,554	ALLENS NEK	R	665,000	R	709,154	2	2	2	0	2	0	0	1	0	1	136	450
1,555	HELDERKRUIN	R	1,500,000	R	1,599,595	4	3	4	0	2	1	1	1	1	0	500	3,228
1,556	RUIMSIG	R	1,200,000	R	1,073,177	3	2.5	3	0	2	0	0	0	0	1	220	490
1,557	WILRO PARK	R	1,000,000	R	894,314	3	2	4	1	2	1	1	1	0	1	1169	7,859
1,558	WELTEVREDENPARK	R	870,000	R	927,765	4	3	2	0	1	0	0	1	0	1	205	1,378
1,559	STRUBENSVALLEI	R	1,250,000	R	1,332,996	3	2	2	0	2	1	0	1	1	0	204	1,244
1,560	FLORIDA GLEN	R	925,000	R	986,417	3	2	2	0	2	0	0	0	1	0	169	602
1,561	WILGEHEUWEL	R	890,000	R	795,939	3	2	2	0	1	1	0	1	0	1	160	450
1,562	ALLENS NEK	R	875,000	R	933,097	3	2	3	0	2	0	0	1	0	1	255	430
1,563	HONEYDEW RIDGE	R	1,275,000	R	1,359,656	3	2.5	3	0	2	0	0	0	1	0	220	514
1,564	HONEYDEW RIDGE	R	1,360,000	R	1,450,300	3	2	3	1	2	0	0	0	1	0	220	529
1,565	HORISON VIEW	R	670,000	R	599,190	3	2	1	1	2	1	0	0	0	1	160	1,000
1,566	WILRO PARK	R	1,430,000	R	1,278,869	5	2	3	1	2	1	0	1	1	0	456	1,470
1,567	RADIOKOP	R	990,000	R	885,371	3	2	1	0	2	0	0	0	0	1	165	450
1,568	NOORDKRUIN	R	2,950,000	R	3,145,871	5	4	5	0	3	1	1	1	0	1	800	5,378
1,569	PROTEA GLEN EXT 11	R	160,000	R	143,090	2	1	1	0	0	0	0	0	1	0	56	376
1,570	LITTLE FALLS	R	1,300,000	R	1,162,608	3	2	2	0	2	1	1	0	0	1	220	500
1,571	FLORIDA	R	830,000	R	742,281	4	2	2	1	2	1	0	1	1	0	300	1,200
1,572	TRIOMF	R	689,000	R	734,747	4	2	3	0	1	1	0	0	1	0	300	500
1,573	ALLENS NEK	R	840,000	R	895,773	3	2	2	0	1	0	1	0	1	0	180	825
1,574	CONSTANTIA KLOOF	R	1,300,000	R	1,386,316	5	2.5	3	0	2	1	0	1	0	1	320	1,531
1,575	FLORIDA HILLS	R	1,985,000	R	1,775,213	4	2	3	1	5	2	0	1	1	0	450	1,487
1,576	CONSTANTIA KLOOF	R	2,250,000	R	2,012,207	5	3	5	1	2	2	1	1	1	0	417	2,397
1,577	LITTLE FALLS	R	1,445,000	R	1,292,284	3	2	3	0	2	1	0	1	0	1	480	1,100
1,578	ALLENS NEK	R	930,000	R	831,712	2	2	4	0	2	1	0	0	0	1	265	1,781
1,579	KLOOFENDAL EXT 1	R	1,030,000	R	921,143	4	2.5	3	0	2	1	0	1	1	0	230	1,683
1,580	WITPOORTJIE	R	510,000	R	456,100	3	2	2	1	2	1	0	0	1	0	160	1,076
1,581	HORISON VIEW	R	720,000	R	643,906	3	1.5	4	0	2	0	1	0	0	1	260	1,320
1,582	NORTHCLIFF	R	4,100,000	R	3,666,687	4	3.5	3	1	3	1	0	1	0	1	725	2,030
1,583	NORTHCLIFF	R	3,900,000	R	3,487,825	4	3.5	3	1	2	2	0	1	0	1	710	1,983
1,584	LITTLE FALLS	R	999,000	R	893,420	3	2	3	0	2	0	0	0	0	1	200	486
1,585	RUIMSIG	R	1,950,000	R	1,743,912	3	2.5	3	1	2	1	0	1	0	1	380	890
1,586	RADIOKOP	R	880,000	R	786,996	3	2	2	0	2	0	0	1	0	1	165	900
1,587	FLORIDA GLEN & EXT	R	1,080,000	R	965,859	3	2.5	3	0	2	0	0	0	1	0	218	743
1,588	RUIMSIG	R	2,220,000	R	1,985,377	3	3	4	1	2	0	0	1	0	1	333	840
1,589	STRUBENSVALLEI	R	1,590,000	R	1,421,959	4	4	4	1	4	1	0	0	1	0	375	1,520
1,590	LITTLE FALLS	R	1,680,000	R	1,502,448	5	2	4	0	2	1	0	1	0	1	380	2,555
1,591	ORKNEY	R	820,000	R	733,337	3	3	2	0	2	0	0	0	1	0	264	354
1,592	ORKNEY	R	820,000	R	733,337	3	3	2	0	2	0	0	1	1	0	264	354
1,593	FLORIDA NORTH EXT 1	R	880,000	R	786,996	4	2	3	1	3	2	0	0	1	0	300	2,017
1,594	WELTEVREDENPARK & EXT	R	950,000	R	849,598	3	2	2	1	2	1	0	0	1	0	188	960
1,595	RUIMSIG	R	1,920,000	R	1,717,083	3	2.5	3	1	3	1	0	1	0	1	319	998
1,596	CONSTANTIA KLOOF	R	1,200,000	R	1,073,177	4	2	3	1	2	0	0	1	1	0	360	1,380
1,597	DISCOVERY	R	850,000	R	760,167	3	1.5	3	0	2	1	1	1	0	1	270	1,040
1,598	CONSTANTIA KLOOF	R	1,900,000	R	1,699,197	5	3	3	2	2	1	1	1	1	0	324	1,487
1,599	RUIMSIG A H	R	3,490,000	R	3,121,156	3	2.5	4	1	4	1	1	1	0	1	400	6,000
1,600	RUIMSIG	R	2,800,000	R	2,504,079	4	3	3	1	2	1	0	1	0	1	425	998

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,601	LITTLE FALLS	R	1,180,000	R	1,055,291	3	2	21	0	3	0	1	1	1	0	210	600
1,602	BERGBRON	R	1,850,000	R	1,654,481	4	2.5	3	1	6	0	1	1	1	0	450	2,034
1,603	WILRO PARK	R	930,000	R	831,712	4	2	3	0	2	0	0	1	0	1	250	1,681
1,604	LINDHAVEN	R	695,000	R	621,548	4	2	3	0	2	0	0	1	0	1	197	1,324
1,605	HONEYDEW RIDGE	R	1,499,000	R	1,340,577	3	2	3	0	2	1	0	0	1	0	243	565
1,606	MARAISBURG	R	700,000	R	626,020	4	2	2	0	2	3	1	0	0	1	80	900
1,607	HELDERKRUIN EXT 2	R	2,100,000	R	1,878,059	3	2.5	4	2	3	1	1	1	1	0	604	2,640
1,608	WILRO PARK	R	900,000	R	804,883	4	2	5	0	2	1	0	1	0	1	3703	1,549
1,609	FLORIDA PARK	R	1,290,000	R	1,153,665	3	2	4	1	2	1	0	1	1	0	460	1,500
1,610	WELTEVREDENPARK & EXT	R	1,250,000	R	1,117,893	4	2.5	5	1	2	0	1	0	0	1	346	1,800
1,611	FLORIDA PARK	R	2,500,000	R	2,032,990	4	3.5	4	0	4	1	1	1	1	0	600	4,033
1,612	LITTLE FALLS & EXT	R	1,265,000	R	1,131,307	3	3	3	1	0	0	0	0	1	0	320	1,200
1,613	LONEHILL	R	1,150,000	R	1,028,461	2	3	3	1	2	0	0	0	0	1	228	290
1,614	GEORGINIA	R	685,000	R	557,039	3	1	3	1	1	1	0	0	0	1	200	799
1,615	RUIMSIG	R	1,690,000	R	1,511,391	3	2.5	3	1	2	0	0	1	1	0	280	680
1,616	MARAISBURG	R	700,000	R	626,020	3	2	2	0	2	2	0	1	0	1	180	938
1,617	FLORIDA HILLS	R	2,650,000	R	2,369,932	4	3	3	1	2	1	1	1	1	0	600	1,586
1,618	WATERKLOOF GLEN	R	1,290,000	R	1,153,665	3	2	3	0	2	1	0	1	0	1	217	1,523
1,619	FLORIDA GLEN & EXT	R	970,000	R	867,485	3	2	3	0	2	0	0	0	1	0	160	1,076
1,620	WITPOORTJIE & EXT	R	650,000	R	581,304	3	1	2	1	1	1	1	0	1	0	300	840
1,621	ROODEKRANS	R	1,060,000	R	947,973	3	2.5	3	0	4	1	1	1	1	0	150	1,000
1,622	HELDERKRUIN	R	1,350,000	R	1,207,324	4	2	3	0	2	1	1	1	1	0	380	2,555
1,623	RUIMSIG	R	970,000	R	867,485	2	2	2	0	2	0	0	0	0	1	156	480
1,624	NOORDHEUWEL	R	820,000	R	733,337	4	3	3	1	2	0	0	0	0	1	921	6,191
1,625	BOSMONT	R	620,000	R	554,475	3	2	2	0	0	0	0	0	1	0	200	1,344
1,626	HELDERKRUIN	R	1,690,000	R	1,511,391	4	3	1	0	2	0	0	0	1	0	340	2,286
1,627	KLOOFENDAL	R	2,000,000	R	1,788,628	4	4	4	1	2	0	0	1	0	1	316	737
1,628	FLORACLIFFE	R	2,499,000	R	2,234,891	4	5	6	0	2	1	1	1	1	0	590	3,478
1,629	WELTEVREDENPARK & EXT	R	1,300,000	R	1,162,608	4	2	4	1	0	1	0	1	0	1	400	1,100
1,630	RADIOKOP	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	200	1,344
1,631	CONSTANTIA KLOOF	R	2,600,000	R	2,325,216	4	3	4	1	2	1	0	1	1	0	400	2,041
1,632	RUIMSIG	R	1,750,000	R	1,565,050	3	2.5	3	0	2	1	0	1	1	0	250	1,014
1,633	FLORIDA HILLS	R	1,750,000	R	1,565,050	3	2	4	0	2	1	1	0	0	1	1400	1,469
1,634	FLORIDA HILLS	R	1,750,000	R	1,565,050	3	2.5	4	0	2	2	1	0	0	1	1400	1,469
1,635	DISCOVERY & EXT	R	820,000	R	733,337	3	2	3	1	0	1	1	1	0	1	300	1,200
1,636	DISCOVERY & EXT	R	760,000	R	679,679	3	2	3	0	1	1	0	1	1	0	250	1,100
1,637	WILRO PARK	R	1,350,000	R	1,207,324	4	2	3	1	2	2	0	1	1	0	360	1,200
1,638	ROODEKRANS	R	1,100,000	R	983,745	5	2	3	0	2	1	0	1	0	1	360	1,300
1,639	TRES JOLIE	R	2,250,000	R	2,012,207	4	2	3	1	2	1	0	1	0	1	373	1,008
1,640	RADIOKOP	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	195	1,311
1,641	WILGEHEUWEL & EXT	R	1,100,000	R	983,745	3	2	5	1	2	0	1	0	1	0	300	1,000
1,642	HELDERKRUIN	R	910,000	R	813,826	5	2	3	0	2	1	0	0	1	0	350	1,300
1,643	HELDERKRUIN	R	920,000	R	822,769	3	2	3	1	2	0	0	0	1	0	190	1,200
1,644	WELTEVREDENPARK	R	1,550,000	R	1,386,187	6	3.5	4	1	2	1	0	1	0	1	420	1,650
1,645	HELDERKRUIN	R	920,000	R	822,769	4	2	3	0	2	1	0	1	0	1	245	904
1,646	WELTEVREDENPARK	R	761,000	R	680,573	3	2	2	1	1	0	0	0	0	1	140	941
1,647	BARBERTON EXT 7	R	560,000	R	500,816	3	2	2	0	1	0	0	0	1	0	90	605
1,648	BERGBRON	R	1,200,000	R	1,073,177	3	2	3	0	2	1	0	1	1	0	251	1,000
1,649	LITTLE FALLS EXT 2	R	1,850,000	R	1,722,703	5	4	3	1	3	1	1	1	0	1	450	996
1,650	PRINCESS A H	R	1,650,000	R	1,475,618	4	2	2	1	3	2	0	0	0	1	300	10,734
1,651	RADIOKOP & EXT	R	2,500,000	R	2,235,785	5	3.5	4	1	2	2	0	1	1	0	600	2,600
1,652	ROODEKRANS	R	890,000	R	795,939	3	2	3	1	2	0	0	1	0	1	280	1,200
1,653	WELTEVREDENPARK & EXT	R	1,150,000	R	1,028,461	3	2	2	0	0	0	0	1	0	1	188	962
1,654	HORISON	R	830,000	R	742,281	3	2	3	0	4	0	1	0	1	0	180	1,500
1,655	HELDERKRUIN MANOR	R	1,750,000	R	1,565,050	4	2.5	3	1	2	1	0	1	0	1	362	1,200
1,656	ROODEPOORT NORTH	R	580,000	R	518,702	3	1	4	0	4	1	1	1	1	0	160	495
1,657	WILGEHEUWEL	R	1,070,000	R	956,916	3	2	2	0	2	1	0	0	0	0	290	1,200
1,658	LITTLE FALLS & EXT	R	825,000	R	737,809	3	2	1	0	2	0	0	1	0	1	100	450
1,659	RANDPARK RIDGE & EXT	R	1,450,000	R	1,296,755	3	2	2	1	2	1	0	1	0	1	240	986
1,660	STRUBENSVALLEI	R	1,690,000	R	1,511,391	4	3	4	0	2	1	0	1	1	0	420	1,500
1,661	LITTLE FALLS	R	1,630,000	R	1,457,732	3	2.5	4	1	2	1	0	1	0	1	330	530
1,662	AMAROSA A H	R	1,290,000	R	1,153,665	3	2.5	2	0	2	1	0	0	0	1	240	535
1,663	FLORIDA PARK	R	990,000	R	885,371	3	2	3	0	2	1	0	1	1	0	283	1,619
1,664	RANT EN DAL	R	1,275,000	R	1,140,250	3	2	3	1	2	1	0	0	0	1	480	1,200
1,665	RUIMSIG	R	1,995,000	R	1,784,156	4	2.5	3	0	3	1	0	1	1	0	320	1,080
1,666	WELTEVREDENPARK	R	1,150,000	R	1,028,461	4	2	3	0	2	1	0	1	0	1	300	1,800
1,667	HELDERKRUIN	R	1,080,000	R	965,859	3	2	3	1	0	0	1	1	0	1	213	1,325
1,668	FLORIDA NORTH	R	1,900,000	R	1,699,197	0	0	3	10	0	0	0	0	0	1	301	1,353
1,669	AMAROSA A H	R	1,290,000	R	1,153,665	3	2.5	2	0	2	1	0	0	0	1	240	1,613
1,670	WELTEVREDENPARK	R	1,190,000	R	1,064,234	4	3	3	0	2	0	0	1	0	1	240	750
1,671	RUIMSIG	R	1,800,000	R	1,609,765	3	2.5	3	1	2	0	0	1	1	0	350	600
1,672	FLORIDA PARK	R	1,495,000	R	1,336,999	4	3.5	4	1	2	1	0	1	0	1	500	2,700
1,673	WITPOORTJIE	R	580,000	R	518,702	3	2	2	0	1	1	0	0	0	1	149	1,115
1,674	SELWYN	R	870,000	R	778,053	3	2	3	0	2	1	0	1	1	0	200	1,344
1,675	POORTVIEW	R	1,550,000	R	1,386,187	3	2.5	3	0	2	0	0	0	0	1	210	830
1,676	REEFHAVEN	R	620,000	R	554,475	4	2	3	0	1	1	0	1	0	1	250	1,681
1,677	LITTLE FALLS	R	1,425,000	R	1,274,397	4	2.5	4	1	2	1	0	0	1	0	285	900
1,678	ROODEKRANS EXT 1	R	1,080,000	R	965,859	4	2	2	1	2	0	0	1	0	1	250	1,299
1,679	WILGEHEUWEL	R	770,000	R	688,622	2	1	1	0	0	0	0	1	0	1	70	900
1,680	WILRO PARK EXT 5	R	940,000	R	840,655	4	3	4	1	0	0	0	1	0	1	355	1,086
1,681	WILGEHEUWEL & EXT	R	830,000	R	674,953	3	2	2	0	2	1	0	0	0	1	157	1,055
1,682	RADIOKOP	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	195	1,311
1,683	BERGBRON	R	710,000	R	634,963	2	1	3	0	0	0	0	0	0	1	100	672
1,684	RANDBURG	R	450,000	R	402,441	3	2	1	0	0	0	0	0	1	0	74	286
1,685	WELTEVREDENPARK	R	1,025,000	R	916,672	3	2	3	0	0	0	1	1	0	1	136	1,100
1,686	RADIOKOP	R	1,240,000	R	1,108,949	3	2	3	0	0	0	0	1	0	1	195	1,311
1,687	DISCOVERY EXT 7	R	860,000	R	769,110	4	2	2	0	5	1	0	0	1	0	235	1,330
1,688	WELTEVREDENPARK	R	1,140,000	R	1,019,518	3	2	3	1	2	1	0	1	1	0	540	3,630
1,689	HELDERKRUIN	R	760,000	R	679,679	2	1	1	0	0	0	0	0	0	1	80	2,500
1,690	AMAROSA A H	R	1,400,000	R	1,252,040	3	2.5	3	0	2	0	0	1	0	1	290	540
1,691	WILGEHEUWEL	R	725,000	R	648,378	3	1	2	0	1	0	0	0	1	0	100	1,300
1,692	WELTEVREDENPARK	R	950,000	R	849,598	4	2	3	1	2	1	0	1	0	1	220	1,200
1,693	ROODEKRANS EXT 3	R	835,000	R	746,752	4	2	3	0	2	0	0	1	1	0	200	1,000
1,694	FLORIDA	R	995,000	R	889,842	4	2.5	3	0	3	0	1	1	0	1	335	2,162
1,695	ROODEKRANS	R	960,000	R	858,541	3	2	4	0	2	1	0	0	1	0	190	1,000
1,696	NORTH RIDING	R	1,630,000	R	1,457,732	3	3	2	1	2	1	0	1	0	1	253	761
1,697	ROODEKRANS	R	595,000	R	532,117	2	1	1	0	0	0	0	0	0	1	50	980
1,698	HORISON PARK	R	1,000,000	R	894,314	3	2	3	0	1	0	1	1	0	1	250	1,000
1,699	ROODEKRANS	R	900,000	R	804,883	3	2	3	1	2	1	0	1	0	1	224	1,000
1,700	NORTHCLIFF	R	1,680,000	R	1,502,448	3	2	2	0	0	0	1	0	0	1	350	1,487

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,701	QUELLERINA	R	1,000,000	R	894,314	3	2	3	0	2	1	0	0	0	1	241	1,425
1,702	KRUGERSDORP	R	750,000	R	670,736	3	2	2	0	2	0	0	0	1	0	135	908
1,703	FEATHERBROOKE ESTATE	R	2,640,000	R	2,146,838	3	2.5	3	1	2	0	0	1	0	1	330	750
1,704	WILRO PARK	R	950,000	R	849,598	3	2	2	1	1	1	0	1	0	1	180	900
1,705	HELDERKRUIN EXT 1	R	1,250,000	R	1,117,893	3	2	3	1	2	1	0	1	1	0	235	2,600
1,706	FLORACLIFFE	R	1,275,000	R	1,140,250	4	2.5	3	2	2	1	0	1	0	1	240	1,541
1,707	QUELLERINA	R	1,200,000	R	1,073,177	3	2	2	0	2	1	0	0	1	0	200	1,700
1,708	WELTEVREDENPARK	R	761,000	R	680,573	3	2	2	1	1	0	0	0	0	1	140	941
1,709	KLOOFENDAL	R	2,200,000	R	1,967,491	3	2.5	3	1	3	2	1	0	1	0	520	1,616
1,710	LITTLE FALLS	R	995,000	R	889,842	3	2	2	1	2	1	0	1	0	1	180	388
1,711	HONEYDEW RIDGE	R	1,700,000	R	1,520,334	3	2	3	0	2	1	0	1	1	0	287	600
1,712	FLORIDA PARK	R	1,200,000	R	1,073,177	4	2	5	1	2	1	0	0	0	1	280	1,600
1,713	RADIOKOP & EXT	R	1,050,000	R	939,030	2	2	5	0	2	0	0	0	0	1	185	1,244
1,714	HELDERKRUIN	R	1,050,000	R	939,030	3	2	4	0	2	2	0	1	0	1	300	1,234
1,715	HONEYDEW RIDGE	R	1,550,000	R	1,260,454	3	2	4	0	2	1	0	0	1	0	264	600
1,716	LITTLE FALLS EXT 2	R	1,060,000	R	947,973	3	2	4	0	2	1	0	0	0	1	212	514
1,717	HONEYDEW RIDGE	R	1,700,000	R	1,520,334	3	2	4	0	2	0	0	0	0	1	280	555
1,718	RADIOKOP & EXT	R	1,200,000	R	1,073,177	3	2	3	0	2	0	0	1	0	1	160	1,076
1,719	LITTLE FALLS	R	1,480,000	R	1,323,585	3	2	2	1	2	0	0	1	0	1	258	462
1,720	HONEYDEW	R	1,550,000	R	1,260,454	3	2	2	0	2	1	0	0	1	0	252	580
1,721	LITTLE FALLS	R	1,595,000	R	1,426,431	4	2.5	3	0	2	1	1	1	0	1	370	1,200
1,722	RUIMSIG	R	1,250,000	R	1,117,893	2	2	2	0	2	0	0	1	0	1	186	597
1,723	FLORIDA NORTH	R	890,000	R	949,093	4	3	2	0	2	1	0	1	0	1	275	1,500
1,724	KLOOFENDAL	R	1,825,000	R	1,632,123	3	2	3	1	2	1	1	1	0	1	600	1,750
1,725	HORISON	R	1,310,000	R	1,171,551	3	2.5	3	1	2	1	0	1	0	1	250	1,000
1,726	WILRO PARK	R	980,000	R	796,932	4	2	2	0	4	0	1	1	1	0	200	1,009
1,727	HONEYDEW RIDGE	R	1,695,000	R	1,378,367	3	2.5	2	1	2	1	0	0	0	1	300	600
1,728	ROODEKRANS	R	980,000	R	796,932	3	2	2	0	2	0	0	1	0	1	202	1,036
1,729	HONEYHILLS	R	1,060,000	R	947,973	4	3	3	1	2	0	0	0	0	1	450	3,025
1,730	BERGBRON	R	1,250,000	R	1,117,893	3	2	3	2	2	1	0	1	0	1	186	1,000
1,731	BERGBRON	R	760,000	R	618,029	2	1	2	0	2	0	0	0	0	1	132	887
1,732	ROODEKRANS	R	1,080,000	R	965,859	3	2	5	0	2	1	0	0	1	0	253	1,485
1,733	WILRO PARK	R	1,050,000	R	853,856	3	2.5	2	1	2	0	1	1	0	1	280	1,091
1,734	GROBLERPARK	R	550,000	R	491,873	3	2	2	0	0	0	0	0	1	0	150	1,200
1,735	FLORIDA HILLS	R	2,800,000	R	2,504,079	4	3	3	1	2	1	0	1	1	0	450	918
1,736	STRUBENSVALLEI & EXT	R	1,235,000	R	1,104,478	3	2	3	1	3	0	1	1	1	0	252	1,000
1,737	HONEYDEW RIDGE	R	2,080,000	R	1,691,448	3	2.5	4	1	2	1	0	1	0	1	350	540
1,738	QUELLERINA	R	1,815,000	R	1,623,180	8	4	4	0	2	1	1	1	0	1	350	1,862
1,739	FLORIDA PARK	R	12,500,000	R	10,164,950	3	2	3	1	2	0	0	1	0	1	255	1,714
1,740	HELDERKRUIN & EXT	R	1,040,000	R	845,724	4	2	3	0	2	1	0	0	0	1	260	1,748
1,741	WELTEVREDENPARK	R	455,000	R	370,004	3	1	1	0	0	0	0	1	1	0	52	350
1,742	HELDERKRUIN	R	1,200,000	R	975,835	3	2.5	3	1	2	0	0	0	1	0	300	564
1,743	AMAROSA A H	R	980,000	R	796,932	3	2	2	0	2	0	0	0	1	0	222	1,492
1,744	HELDERKRUIN	R	1,500,000	R	1,219,794	3	2.5	3	1	2	1	1	1	1	0	296	1,250
1,745	RANDPARK RIDGE & EXT	R	1,450,000	R	1,296,755	3	2	2	0	2	1	0	1	0	1	280	950
1,746	HELDERKRUIN EXT 7	R	1,300	R	1,057	5	3.5	3	1	2	0	0	1	0	1	300	1,100
1,747	LITTLE FALLS	R	1,500,000	R	1,219,794	3	2	5	1	2	1	0	1	0	1	320	782
1,748	BREAUNANDA	R	920,000	R	748,140	3	2	4	2	2	0	0	0	0	1	280	1,000
1,749	JEFFREYS BAY	R	1,000,000	R	813,196	4	3.5	5	0	2	0	1	0	1	0	230	654
1,750	STRUBENSVALLEI	R	1,320,000	R	1,073,419	3	2	3	0	2	0	0	1	0	1	186	420
1,751	BERGBRON EXT 1	R	1,395,000	R	1,134,408	3	2	3	1	2	0	0	1	1	0	232	991
1,752	HONEYDEW RIDGE	R	1,520,000	R	1,236,058	3	2	2	0	2	1	0	0	1	0	252	580
1,753	FEATHERBROOKE ESTATE	R	2,800,000	R	2,276,949	3	2.5	3	0	2	1	0	1	0	1	360	2,420
1,754	RUIMSIG	R	3,550,000	R	2,886,846	4	4.5	3	1	4	1	0	1	0	1	648	1,477
1,755	HONEYDEW RIDGE	R	1,500,000	R	1,219,794	3	2	3	1	2	0	0	0	0	1	250	1,681
1,756	QUELLERINA	R	1,250,000	R	1,016,495	4	3.5	5	1	3	1	0	0	1	0	500	2,006
1,757	HELDERKRUIN	R	1,300,000	R	1,057,155	4	2	4	0	2	1	0	1	0	1	270	1,229
1,758	HELDERKRUIN VIEW	R	2,100,000	R	1,707,712	4	2.5	3	1	2	1	0	1	1	0	363	3,000
1,759	HELDERKRUIN	R	945,000	R	768,470	2	1	1	1	4	0	0	1	1	0	240	1,332
1,760	WELTEVREDENPARK	R	1,300,000	R	1,057,155	3	2	3	0	2	0	0	1	1	0	300	900
1,761	TRES JOLIE	R	2,200,000	R	1,789,031	3	2.5	3	0	2	0	0	1	0	1	357	1,023
1,762	RUIMSIG	R	1,680,000	R	1,366,169	3	2.5	3	0	2	0	0	1	0	1	265	400
1,763	MINDALORE	R	699,000	R	568,424	3	1	2	0	2	0	1	0	0	1	220	1,001
1,764	STRUBENSVALLEI	R	850,000	R	691,217	3	1.5	1	0	0	0	0	1	0	1	80	1,200
1,765	WESTONARIA	R	700,000	R	569,237	3	2	2	0	2	0	0	0	0	1	160	600
1,766	WESTONARIA	R	680,000	R	552,973	3	2	2	0	2	0	0	0	0	1	160	600
1,767	WESTONARIA	R	680,000	R	552,973	3	2	2	0	2	0	0	0	0	1	160	600
1,768	WELTEVREDENPARK	R	845,000	R	687,151	3	2	2	0	2	0	0	0	0	1	165	500
1,769	ALBERTSVILLE	R	695,000	R	565,171	2	1	2	0	2	0	0	0	0	1	130	250
1,770	LITTLE FALLS	R	2,000,000	R	1,626,392	4	2.5	3	0	4	1	0	1	1	0	400	1,000
1,771	WILGEHEUWEL	R	960,000	R	780,668	3	2	2	0	0	1	0	0	1	0	130	800
1,772	FLORIDA PARK	R	975,000	R	792,866	3	2	3	0	1	1	0	0	0	1	200	1,685
1,773	HELDERKRUIN	R	1,699,500	R	1,382,027	4	3.5	4	2	3	1	1	1	0	1	390	1,271
1,774	RADIOKOP	R	1,260,000	R	1,024,627	3	2	3	0	2	0	0	1	0	1	200	420
1,775	HONEYDEW RIDGE	R	1,680,000	R	1,366,169	3	2.5	3	0	2	1	0	0	1	0	264	550
1,776	LITTLE FALLS	R	1,600,000	R	1,301,114	5	2.5	3	0	2	1	0	1	0	1	410	1,036
1,777	LITTLE FALLS	R	1,520,000	R	1,236,058	3	2.5	2	0	2	0	0	1	0	1	264	1,775
1,778	WELTEVREDENPARK & EXT	R	1,250,000	R	1,016,495	3	2	3	1	2	0	0	1	0	1	260	1,200
1,779	WILRO PARK	R	1,250,000	R	1,016,495	4	2	3	1	2	2	0	1	1	0	360	1,200
1,780	FAIRLAND	R	1,920,000	R	1,561,336	3	3	4	1	2	0	0	0	0	1	350	900
1,781	HELDERKRUIN	R	1,080,000	R	1,005,686	3	2	3	0	2	1	0	1	1	0	260	1,625
1,782	DISCOVERY	R	1,020,000	R	829,460	3	2	4	1	2	0	1	1	0	1	240	1,613
1,783	STRUBENSVALLEI	R	1,100,000	R	894,516	3	2	3	1	2	0	0	0	0	0	200	1,000
1,784	HELDERKRUIN	R	1,250,000	R	1,016,495	4	2	3	1	2	1	0	1	0	1	300	1,000
1,785	RADIOKOP	R	1,450,000	R	1,179,134	3	2.5	2	1	2	0	0	1	1	0	205	495
1,786	STRUBENSVALLEI	R	1,250,000	R	1,016,495	4	2	3	0	2	1	0	1	1	0	254	1,173
1,787	HONEYDEW RIDGE	R	1,765,000	R	1,435,291	3	2.5	3	1	3	1	0	1	1	0	320	520
1,788	ROODEKRANS	R	1,650,000	R	1,341,773	3	2	3	1	2	1	0	0	1	0	295	1,178
1,789	STRUBENSVALLEI	R	1,120,000	R	910,780	3	2	3	0	2	1	0	1	0	1	242	1,000
1,790	RADIOKOP	R	1,180,000	R	959,571	3	2	3	0	2	1	0	1	1	0	213	809
1,791	HONEYDEW RIDGE	R	1,500,000	R	1,219,794	3	2	3	0	2	0	0	0	1	0	250	550
1,792	HORISON EXT 1	R	1,250,000	R	1,016,495	4	2	3	1	2	1	0	1	1	0	360	2,420
1,793	ALBERTSVILLE	R	740,000	R	601,765	3	1	2	0	3	0	0	1	0	0	300	500
1,794	WILGEHEUWEL	R	1,100,000	R	894,516	3	2	3	1	0	0	1	1	0	1	180	1,200
1,795	RUIMSIG	R	1,575,000	R	1,466,626	3	2	2	0	2	0	0	0	0	1	182	1,223
1,796	HORISON	R	890,000	R	723,744	3	1.5	3	1	1	1	0	0	1	0	173	1,212
1,797	LITTLE FALLS	R	1,000,000	R	813,196	3	2	2	0	2	0	0	0	0	1	176	480
1,798	CHANCLIFF A H	R	750,000	R	609,897	2	2	2	0	1	0	0	0	1	0	130	400
1,799	RADIOKOP	R	1,200,000	R	975,835	3	2	3	0	2	0	0	0	0	1	200	600
1,800	ROODEKRANS EXT 6	R	1,108,500	R	901,428	3	2	2	0	2	0	1	0	0	1	210	1,277

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,801	RADIOKOP & EXT	R	1,400,000	R	1,138,474	3	2.5	2	0	2	0	0	0	1	0	280	550
1,802	HELDERKRUIN	R	1,500,000	R	1,219,794	3	3	2	0	2	0	0	0	0	1	204	1,371
1,803	HONEYDEW RIDGE	R	1,450,000	R	1,179,134	3	2	4	0	2	0	0	0	0	1	265	720
1,804	STRUBENSVALLEI	R	720,000	R	585,501	3	1.5	1	0	0	0	0	0	1	0	85	1,000
1,805	HONEYDEW RIDGE	R	2,080,000	R	1,691,448	3	2.5	4	1	2	1	0	1	0	1	350	540
1,806	HELDERKRUIN	R	980,000	R	796,932	5	3	3	0	2	0	0	1	1	0	400	1,000
1,807	HORISON	R	1,399,000	R	1,137,661	4	3	3	1	2	1	0	1	1	0	400	1,400
1,808	FLORACLIFFE	R	1,635,000	R	1,329,576	4	2.5	3	2	2	1	0	1	0	1	240	1,541
1,809	HELDERKRUIN EXT 1	R	1,750,000	R	1,423,093	3	2	4	0	3	1	1	1	0	1	428	1,036
1,810	HELDERKRUIN EXT 1	R	1,750,000	R	1,423,093	3	2	4	0	3	1	1	1	0	1	428	1,036
1,811	WELTEVREDENPARK	R	1,245,000	R	1,012,429	3	2	3	0	2	0	0	1	0	1	300	1,200
1,812	RADIOKOP	R	1,035,000	R	841,658	3	2	3	1	4	0	0	1	0	1	179	520
1,813	COSMO CITY	R	510,000	R	414,730	3	2	2	0	2	0	0	0	0	1	86	305
1,814	GREYMONT	R	930,000	R	866,008	2	2	2	0	0	0	1	1	1	0	104	650
1,815	RADIOKOP	R	795,000	R	646,491	3	1	2	0	0	0	0	0	0	1	90	598
1,816	STRUBENSVALLEI	R	1,200,000	R	975,835	3	2.5	1	0	2	0	0	0	0	1	178	378
1,817	WITPOORTJIE	R	750,000	R	609,897	3	1.5	3	0	1	1	0	0	1	0	260	1,200
1,818	QUELLERINA	R	1,980,000	R	1,610,128	4	2.5	3	1	2	0	0	1	0	1	370	1,230
1,819	FLORIDA LAKE	R	625,000	R	508,248	3	1	2	0	1	1	0	0	0	1	210	550
1,820	RUIMSIG	R	1,850,000	R	1,504,413	3	2.5	3	0	2	1	0	1	0	1	280	400
1,821	FLORACLIFFE	R	1,375,000	R	1,118,145	3	2	3	1	2	0	0	1	0	1	277	331
1,822	WILRO PARK EXT 5	R	1,100,000	R	894,516	4	2	3	2	2	1	0	1	1	0	276	980
1,823	ONTDEKKERSPARK EXT 1	R	999,000	R	812,383	5	2	3	1	0	1	0	1	0	1	350	1,017
1,824	WILRO PARK	R	1,450,000	R	1,179,134	5	2	4	1	2	1	0	1	1	0	587	1,697
1,825	RADIOKOP & EXT	R	1,135,000	R	922,978	3	2	2	0	2	0	0	0	1	0	160	1,076
1,826	WILGEHEUWEL	R	1,960,000	R	1,825,134	3	2.5	3	1	2	1	0	0	1	0	286	718
1,827	ROODEKRANS	R	1,520,000	R	1,236,058	4	3	4	0	2	1	0	1	1	0	470	1,221
1,828	BERGBRON EXT 9	R	990,000	R	805,064	3	2	2	1	2	0	0	0	1	0	150	449
1,829	CONSTANTIA KLOOF	R	2,900,000	R	2,358,269	5	3	6	1	2	1	0	1	1	0	530	1,487
1,830	FLORIDA HILLS	R	1,500,000	R	1,219,794	3	3.5	5	1	2	0	0	0	1	0	372	565
1,831	RUIMSIG	R	1,160,000	R	943,307	3	2.5	3	1	2	0	0	1	0	1	280	450
1,832	ROODEKRANS EXT 6	R	1,950,000	R	1,585,732	5	4	4	1	3	1	0	1	0	1	450	1,461
1,833	WILRO PARK	R	1,995,000	R	1,622,326	4	2	3	1	2	1	1	1	0	1	436	1,411
1,834	LITTLE FALLS	R	2,590,000	R	2,411,785	4	3	4	1	2	1	1	1	0	1	420	1,100
1,835	WILRO PARK	R	990,000	R	805,064	3	2	2	0	0	1	0	0	1	0	200	1,500
1,836	WILGEHEUWEL	R	1,450,000	R	1,179,134	3	2.5	3	0	2	0	0	0	0	1	214	720
1,837	WELTEVREDENPARK	R	1,050,000	R	853,856	3	2	3	0	0	0	0	1	0	1	194	654
1,838	STRUBENSVALLEI	R	910,000	R	4,111,742	4	3	3	1	0	0	0	1	0	1	200	703
1,839	CONSTANTIA KLOOF	R	2,050,000	R	1,667,052	4	2.5	5	0	2	1	1	1	0	1	400	992
1,840	ROODEKRANS	R	830,000	R	674,953	4	2	3	0	0	1	0	0	1	0	1000	800
1,841	AMAROSA A H	R	1,390,000	R	1,130,342	3	2.5	4	0	2	0	0	0	0	1	185	600
1,842	FLORIDA GLEN	R	1,520,000	R	1,236,058	4	3	2	0	2	0	0	0	1	0	250	500
1,843	LITTLE FALLS	R	194,000	R	157,760	3	2.5	4	1	2	1	0	1	1	0	370	2,487
1,844	WITPOORTJIE	R	660,000	R	614,586	3	1	2	0	0	1	0	0	0	1	945	6,353
1,845	DISCOVERY	R	950,000	R	772,536	3	2	3	1	4	1	0	1	1	0	250	1,066
1,846	RUIMSIG	R	1,399,000	R	1,302,736	3	2	3	0	2	0	0	1	1	0	210	430
1,847	WILGEHEUWEL	R	1,950	R	1,586	3	2	2	1	2	0	0	0	0	1	287	702
1,848	HELDERKRUIN	R	1,380,000	R	1,285,044	4	2	3	1	2	1	0	0	0	1	280	1,300
1,849	WILGEHEUWEL	R	550,000	R	447,258	2	1	1	0	1	0	0	0	0	1	100	592
1,850	HORISON	R	1,200,000	R	975,835	4	2.5	4	1	2	0	0	0	0	1	313	1,053
1,851	WILLOWBROOK	R	1,500,000	R	1,219,794	3	2.5	3	0	2	0	0	1	0	1	235	425
1,852	HONEYDEW RIDGE	R	1,760,000	R	1,431,225	3	2	3	1	2	0	0	1	0	1	280	1,882
1,853	HONEYDEW MANOR	R	1,560,000	R	1,268,586	3	2	3	1	2	1	0	0	0	1	300	580
1,854	HONEYDEW MANOR	R	1,990,000	R	1,618,260	5	3	6	1	2	1	0	1	1	0	400	680
1,855	STRUBENSVALLEI	R	900,000	R	838,072	3	2	2	1	2	0	0	1	0	1	120	690
1,856	WILRO PARK	R	900,000	R	731,876	4	2	4	0	2	1	0	1	0	1	1000	6,722
1,857	LITTLE FALLS	R	1,150,000	R	1,070,870	3	2	2	0	2	0	0	1	1	0	150	450
1,858	HELDERKRUIN	R	980,000	R	912,567	3	2	4	1	2	1	0	1	0	1	280	1,000
1,859	FLORIDA PARK EXT 6	R	920,000	R	748,140	3	2	2	1	1	1	0	0	1	0	159	980
1,860	ROODEKRANS	R	1,850,000	R	1,504,413	5	3	4	1	3	1	0	1	1	0	550	3,697
1,861	KLOOFENDAL	R	1,700,000	R	1,382,433	4	3.5	4	1	2	1	0	1	1	0	380	2,555
1,862	WILGEHEUWEL EXT 3	R	990,000	R	921,879	4	2.5	3	0	2	0	0	1	1	0	160	1,000
1,863	WITPOORTJIE			R	-	3	1	1	0	1	3	0	0	0	1	165	1,000
1,864	FLORIDA HILLS	R	1,780,000	R	1,447,489	4	3	2	1	2	1	1	1	1	0	400	1,875
1,865	AMAROSA A H	R	940,000	R	764,404	3	2	3	0	2	1	0	1	1	0	200	500
1,866	RUIMSIG	R	1,600,000	R	1,600,000	3	2.5	3	1	2	1	0	0	0	1	373	480
1,867	RUIMSIG	R	1,550,000	R	1,443,346	3	2.5	3	0	2	0	0	1	1	0	267	400
1,868	STRUBENSVALLEI	R	1,550,000	R	1,443,346	4	2.5	3	1	2	2	0	1	0	1	260	1,748
1,869	FLORIDA HILLS	R	1,400,000	R	1,303,667	3	2	3	0	2	0	0	0	1	0	200	1,344
1,870	CONSTANTIA KLOOF EXT 9	R	2,300,000	R	1,870,351	4	2.5	4	1	2	1	0	0	0	1	349	2,346
1,871	WILGEHEUWEL	R	760,000	R	707,705	2	1	2	0	0	0	0	0	1	0	91	980
1,872	LITTLE FALLS EXT 1	R	1,300,000	R	1,210,548	3	2	3	0	2	1	0	0	1	0	175	640
1,873	DISCOVERY	R	810,000	R	754,265	3	1	2	0	1	2	0	0	1	0	184	929
1,874	ROODEKRANS EXT 3	R	1,100,000	R	1,024,310	3	2	3	2	2	0	1	0	1	0	198	1,297
1,875	LITTLE FALLS	R	2,000,000	R	1,862,382	3	3	4	1	2	2	1	0	1	0	240	789
1,876	ROODEKRANS	R	1,150,000	R	1,070,870	4	3	3	1	2	1	0	1	0	1	246	1,239
1,877	STRUBENSVALLEI	R	930,000	R	866,008	3	2	3	0	0	0	0	1	0	0	200	1,500
1,878	WITPOORTJIE	R	750,000	R	698,393	3	1	2	0	0	0	1	0	0	1	900	1,048
1,879	WILGEHEUWEL & EXT	R	1,175,000	R	1,094,149	3	2	3	1	2	0	0	1	0	1	235	695
1,880	FLORIDA PARK	R	1,150,000	R	1,070,870	3	2	3	0	2	1	0	1	1	0	205	1,685
1,881	RADIOKOP	R	1,650,000	R	1,536,465	3	2.5	5	1	2	0	0	1	1	0	245	540
1,882	WELTEVREDENPARK	R	950,000	R	884,631	3	2.5	4	1	2	1	0	1	0	1	241	1,250
1,883	WILRO PARK	R	1,100,000	R	1,024,310	4	2.5	3	0	3	1	0	0	1	0	265	1,051
1,884	LITTLE FALLS	R	1,620,000	R	1,508,529	3	2.5	3	0	2	1	0	1	1	0	315	1,350
1,885	RADIOKOP	R	1,240,000	R	1,154,677	3	2	3	0	2	0	0	0	0	1	195	600
1,886	LITTLE FALLS EXT 1	R	1,300,000	R	1,210,548	4	2	3	0	2	1	0	1	1	0	250	1,689
1,887	DISCOVERY	R	845,000	R	786,856	3	1.5	4	0	0	1	1	1	1	0	158	2,000
1,888	BASSONIA ROCK	R	1,150,000	R	1,070,870	2	2	1	0	2	0	0	0	0	1	165	300
1,889	FLORIDA NORTH	R	1,300,000	R	1,210,548	3	2.5	2	0	3	0	0	0	1	0	188	580
1,890	RADIOKOP	R	1,200,000	R	1,117,429	3	2	3	0	2	0	0	0	0	1	180	400
1,891	RADIOKOP	R	895,000	R	833,416	3	2	2	0	2	0	0	0	1	0	153	1,029
1,892	STRUBENSVALLEI	R	695,000	R	647,178	3	1	1	0	0	0	0	0	0	0	80	1,000
1,893	QUELLERINA	R	950,000	R	884,631	3	2	2	1	2	1	0	0	1	0	185	309
1,894	HONEYDEW RIDGE	R	1,960,000	R	1,825,134	3	2.5	4	1	2	0	0	1	0	1	330	2,218
1,895	ALLENS NEK	R	840,000	R	782,200	3	1	3	0	2	0	0	0	0	1	220	1,300
1,896	HONEYDEW RIDGE	R	1,258,000	R	1,171,438	3	2	4	0	2	0	0	0	0	1	200	486
1,897	ALBERTSVILLE	R	750,000	R	698,393	3	2	2	0	1	0	0	0	1	0	185	250
1,898	WELTEVREDENPARK	R	1,900,000	R	1,769,263	4	4	3	1	2	1	0	1	0	1	380	1,300
1,899	FLORIDA GLEN	R	1,300,000	R	1,210,548	3	2	3	0	2	1	0	1	0	1	160	1,570
1,900	FLORIDA	R	850,000	R	791,512	3	3	3	1	0	1	1	0	1	0	380	1,228

TABLE 4.7 REGRESSION ANALYSIS

Uncleaned Data - 1938 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1,901	LITTLE FALLS & EXT	R	760,000	R	707,705	2	2	3	0	2	0	0	0	1	0	101	488
1,902	STRUBENSVALLEI	R	1,350,000	R	1,257,108	3	2	3	0	2	0	0	0	1	0	176	1,183
1,903	FLORIDA PARK	R	850,000	R	791,512	3	2	3	1	1	0	1	1	0	1	227	1,526
1,904	STRUBENSVALLEI	R	935,000	R	870,664	3	2	2	0	0	1	0	1	0	1	179	1,033
1,905	WELTEVREDENPARK	R	1,050,000	R	977,751	3	2	4	1	2	0	0	1	0	1	280	900
1,906	HELDERKRUIN	R	1,003,000	R	933,985	3	2	4	0	2	0	1	0	1	0	225	1,158
1,907	ROODEKRANS EXT 6	R	2,050,000	R	1,908,942	4	3	4	1	4	0	0	1	0	1	560	1,500
1,908	QUELLERINA	R	1,195,000	R	1,112,773	4	2	3	1	2	1	0	1	0	1	250	1,200
1,909	FLORIDA	R	620,000	R	577,338	3	1	2	0	1	1	0	0	0	1	100	1,100
1,910	STRUBENSVALLEI	R	830,000	R	772,889	4	2	3	0	2	1	0	1	0	1	300	620
1,911	FLORIDA GLEN	R	1,385,000	R	1,289,700	3	3	3	1	3	1	0	1	0	1	230	1,546
1,912	RUIMSIG	R	3,400,000	R	3,166,049	3	3.5	4	1	2	1	0	0	0	1	385	1,050
1,913	LITTLE FALLS	R	800,000	R	744,953	3	2	2	0	0	1	0	1	0	1	120	1,018
1,914	ROODEKRANS	R	860,000	R	860,000	3	2	3	0	2	0	0	1	1	0	190	1,232
1,915	LITTLE FALLS	R	2,050,000	R	1,908,942	3	3.5	3	0	3	1	0	1	0	1	420	1,700
1,916	HONEYDEW RIDGE	R	1,450,000	R	1,350,227	3	2	3	1	2	0	0	1	0	1	265	602
1,917	RADIOKOP & EXT	R	820,000	R	820,000	2	2	1	1	0	0	1	1	1	0	154	822
1,918	RADIOKOP	R	1,145,000	R	1,066,214	3	2	3	1	2	0	0	0	0	1	200	420
1,919	QUELLERINA	R	1,225,000	R	1,225,000	3	2.5	3	1	2	1	0	1	0	1	1943	13,062
1,920	ALLENS NEK	R	1,290,000	R	1,201,236	4	2.5	3	0	2	1	1	1	1	0	170	1,081
1,921	FLORIDA	R	750,000	R	698,393	3	1	2	0	1	1	0	0	1	0	140	941
1,922	WILGEHEUWEL	R	900,000	R	838,072	3	2	2	0	0	0	0	0	0	1	133	930
1,923	ONTDEKKERSPARK	R	1,900,000	R	1,769,263	0	2	1	0	0	1	0	0	0	1	294	999
1,924	STRUBENSVALLEI	R	1,290,000	R	1,201,236	4	2	3	0	2	1	0	1	0	1	260	1,088
1,925	HONEYDEW RIDGE	R	1,600,000	R	1,489,906	4	2.5	4	0	2	0	0	1	0	1	300	620
1,926	LITTLE FALLS EXT 1	R	800,000	R	744,953	3	2	2	0	2	0	0	0	1	0	84	1,050
1,927	FLORIDA PARK	R	2,200,000	R	2,048,620	0	4	0	0	3	3	0	0	0	1	350	1,023
1,928	HONEYDEW RIDGE	R	1,550,000	R	1,550,000	3	2.5	3	0	3	0	0	0	1	0	250	653
1,929	WELTEVREDENPARK	R	1,395,000	R	1,299,011	3	2	3	1	2	1	1	0	1	0	250	1,681
1,930	KLOOFENDAL	R	1,500,000	R	1,500,000	3	2	3	1	2	1	1	1	1	0	350	2,026
1,931	DISCOVERY	R	825,000	R	825,000	4	3	4	1	0	1	0	0	0	1	180	1,023
1,932	ROODEPOORT NORTH	R	499,000	R	499,000	2	2	1	0	0	1	0	0	1	0	200	495
1,933	FLORIDA EXT 2	R	600,000	R	487,918	3	1	2	0	1	1	0	0	1	0	140	805
1,934	LITTLE FALLS	R	935,000	R	935,000	3	2	3	0	2	0	0	0	1	0	190	537
1,935	WELTEVREDENPARK	R	820,000	R	820,000	3	3	2	0	0	0	1	0	0	1	142	955
1,936	ROODEKRANS	R	920,000	R	920,000	3	2	3	0	2	1	0	0	1	0	260	1,000
1,937	RUIMSIG A H	R	2,300,000	R	2,300,000	5	3.5	4	0	2	0	0	1	1	0	420	10,000
1,938	FLORIDA PARK	R	1,150,000	R	1,150,000	4	2	3	1	3	0	1	0	1	0	358	900

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1	ALBERTSKROON	R	700,000	R	746,478	3	2	2	0	1	0	0	0	0	1	123	284
2	ALBERTSVILLE	R	210,000	R	1,071,905	3	2	2	0	2	1	0	0	0	1	170	500
3	ALBERTSVILLE	R	179,000	R	913,672	3	1	2	1	1	1	0	0	0	1	190	1,500
4	ALBERTSVILLE	R	180,000	R	918,776	3	1	2	1	1	1	0	0	0	1	190	1,500
5	ALBERTSVILLE	R	225,000	R	382,364	3	1	1	0	1	1	0	0	1	0	120	500
6	ALBERTSVILLE	R	295,000	R	501,322	3	1	1	0	1	0	0	0	1	0	140	500
7	ALBERTSVILLE	R	291,733	R	400,824	3	2	1	0	1	0	1	0	1	0	140	700
8	ALBERTSVILLE	R	480,000	R	659,491	3	2	1	0	2	0	0	0	1	0	125	300
9	ALBERTSVILLE	R	579,298	R	471,083	2	1	2	0	2	0	0	0	0	1	130	250
10	ALBERTSVILLE	R	750,000	R	698,393	3	2	2	0	1	0	0	0	1	0	185	250
11	ALLENS NEK	R	227,000	R	893,551	3	2	2	1	2	0	0	0	0	1	170	500
12	ALLENS NEK	R	265,000	R	808,086	2	2	3	0	1	0	0	0	0	1	160	387
13	ALLENS NEK	R	325,000	R	991,049	3	2	3	1	2	0	0	0	0	1	165	1,340
14	ALLENS NEK	R	256,000	R	780,642	3	2	2	0	1	1	0	1	1	0	150	1,008
15	ALLENS NEK	R	260,000	R	792,839	3	2	3	0	2	0	0	0	0	1	170	1,100
16	ALLENS NEK	R	350,000	R	947,733	3	2	2	0	0	0	0	0	1	0	160	500
17	ALLENS NEK	R	350,000	R	947,733	3	2	2	0	0	0	0	0	1	0	160	500
18	ALLENS NEK	R	226,000	R	611,965	2	1	2	0	2	0	0	0	1	0	100	973
19	ALLENS NEK	R	435,000	R	739,238	2	2	2	0	1	0	0	0	0	1	114	476
20	ALLENS NEK	R	520,000	R	883,686	3	2	3	1	2	1	0	1	0	1	185	1,100
21	ALLENS NEK	R	560,000	R	951,662	3	2	3	1	2	1	0	1	0	1	185	1,100
22	ALLENS NEK	R	450,000	R	618,273	3	2	1	0	0	0	0	1	1	0	144	1,000
23	ALLENS NEK	R	940,000	R	1,291,504	3	2	3	0	3	0	0	1	0	1	250	550
24	ALLENS NEK	R	750,000	R	799,798	3	2	3	0	0	0	0	0	1	0	164	350
25	ALLENS NEK	R	875,000	R	933,097	3	2	3	0	2	0	0	1	0	1	255	430
26	ALLENS NEK	R	840,000	R	895,773	3	2	2	0	1	0	1	0	1	0	180	825
27	ALLENS NEK	R	665,000	R	709,154	2	2	2	0	2	0	0	1	0	1	136	450
28	ALLENS NEK	R	930,000	R	831,712	2	2	4	0	2	1	0	0	0	1	265	1,781
29	ALLENS NEK	R	840,000	R	782,200	3	1	3	0	2	0	0	0	0	1	220	1,300
30	ALLENS NEK EXT 10	R	326,000	R	994,099	3	2	2	1	2	0	0	0	0	1	200	432
31	ALLENS NEK EXT 10	R	300,000	R	914,815	2	2	2	0	1	0	0	1	0	1	150	450
32	ALLENS NEK EXT 2	R	520,000	R	1,042,145	3	2	2	0	2	0	0	1	0	1	160	500
33	ALLENS NEK EXT 9	R	465,000	R	931,918	3	2	2	0	2	0	0	1	1	0	200	1,007
34	AMAROSA A H	R	1,290,000	R	1,153,665	3	2.5	2	0	2	1	0	0	0	1	240	1,613
35	AMAROSA A H	R	1,290,000	R	1,153,665	3	2.5	2	0	2	1	0	0	0	1	240	535
36	AMAROSA A H	R	1,400,000	R	1,252,040	3	2.5	3	0	2	0	0	1	0	1	290	540
37	AMAROSA A H	R	980,000	R	796,932	3	2	2	0	2	0	0	0	1	0	222	1,492
38	AMAROSA A H	R	1,390,000	R	1,130,342	3	2.5	4	0	2	0	0	0	0	1	185	600
39	AMAROSA A H	R	940,000	R	764,404	3	2	3	0	2	1	0	1	1	0	200	500
40	BASSONIA ROCK	R	1,150,000	R	1,070,870	2	2	1	0	2	0	0	0	0	1	165	300
41	BERGBRON	R	290,000	R	1,480,250	4	2	3	1	2	1	0	0	1	0	400	1,000
42	BERGBRON	R	290,000	R	1,310,335	4	2	3	1	2	1	0	0	1	0	400	1,000
43	BERGBRON	R	355,000	R	1,082,531	3	2	3	0	2	0	1	1	0	1	315	991
44	BERGBRON	R	355,000	R	1,082,531	3	2	3	0	2	0	1	1	0	1	315	991
45	BERGBRON	R	400,000	R	801,650	3	2	3	0	2	1	0	1	0	1	200	1,344
46	BERGBRON	R	525,000	R	892,183	3	2	2	0	2	1	0	1	1	0	250	1,000
47	BERGBRON	R	746,003	R	1,024,963	6	3	4	1	2	1	0	1	1	0	270	1,000
48	BERGBRON	R	1,850,000	R	1,654,481	4	2.5	3	1	6	0	1	1	1	0	450	2,034
49	BERGBRON	R	710,000	R	634,963	2	1	3	0	0	0	0	0	0	1	100	672
50	BERGBRON	R	1,250,000	R	1,117,893	3	2	3	2	2	1	0	1	0	1	186	1,000
51	BERGBRON	R	1,200,000	R	1,073,177	3	2	3	0	2	1	0	1	1	0	251	1,000
52	BERGBRON	R	760,000	R	618,029	2	1	2	0	2	0	0	0	0	1	132	887
53	BERGBRON EXT	R	270,000	R	823,333	3	2	3	1	2	0	0	0	0	1	200	1,344
54	BERGBRON EXT 1	R	480,000	R	815,710	3	2	2	0	2	0	0	0	1	0	138	365
55	BERGBRON EXT 1	R	1,320,000	R	1,407,644	4	2.5	4	1	2	1	0	1	1	0	310	1,400
56	BERGBRON EXT 1	R	1,395,000	R	1,134,408	3	2	3	1	2	0	0	1	1	0	232	991
57	BERGBRON EXT 8	R	285,000	R	869,074	3	2	3	0	2	0	0	0	0	1	160	550
58	BERGBRON EXT 9	R	990,000	R	805,064	3	2	2	1	2	0	0	0	1	0	150	449
59	BLOUBOSRAND	R	360,000	R	494,619	3	2	2	0	0	0	0	1	1	0	100	1,400
60	BOSKRUIN	R	660,000	R	1,121,602	3	2	3	1	2	1	0	1	1	0	210	740
61	BOSKRUIN	R	999,000	R	1,697,697	3	2.5	3	1	0	1	0	1	1	0	333	1,670
62	BOSMONT	R	620,000	R	554,475	3	2	2	0	0	0	0	0	1	0	200	1,344
63	BREAUNANADA EXT	R	250,000	R	984,087	4	3	4	1	0	1	0	1	0	1	236	1,000
64	BREAUNANADA EXT	R	195,000	R	727,532	3	1	2	0	2	1	1	0	0	1	218	1,590
65	BREAUNANADA EXT	R	245,000	R	914,079	4	2	3	1	2	1	0	1	0	1	250	1,200
66	BREAUNANADA EXT	R	360,000	R	974,811	4	2	4	1	2	1	0	1	0	1	262	1,505
67	BREAUNANDA	R	330,000	R	1,298,995	4	2	4	1	2	1	0	0	1	0	465	1,400
68	BREAUNANDA	R	268,000	R	817,234	4	2	3	0	2	1	1	1	0	1	200	1,200
69	BREAUNANDA	R	225,000	R	686,111	3	2	3	1	2	0	0	0	0	1	228	1,501
70	BREAUNANDA	R	255,000	R	777,592	3	2	3	1	2	1	0	0	0	1	200	1,200
71	BREAUNANDA	R	350,000	R	1,067,284	4	2	3	1	2	1	1	1	1	0	340	2,286
72	BREAUNANDA	R	330,000	R	1,006,296	4	2	3	0	2	1	0	0	1	0	232	1,560
73	BREAUNANDA	R	331,000	R	896,285	3	2	3	0	2	1	0	0	0	1	210	1,000
74	BREAUNANDA	R	355,000	R	961,272	3	2	3	0	2	1	0	1	0	1	210	1,412
75	BREAUNANDA	R	920,000	R	748,140	3	2	4	2	2	0	0	0	0	1	280	1,000
76	BREAUNANDA & EXT	R	499,000	R	847,999	3	2	2	1	2	1	0	1	1	0	218	1,465
77	BREAUNANDA A H	R	345,000	R	691,423	3	3	3	0	1	0	0	0	0	1	206	1,412
78	BROMHOF	R	258,392	R	699,676	3	2	2	0	2	1	0	1	1	0	175	400
79	BROMHOF	R	258,392	R	699,676	3	2	2	0	2	1	0	1	1	0	175	400
80	BROMHOF	R	860,000	R	917,101	3	2	2	0	2	1	0	0	1	0	241	609
81	BRYANSTON	R	2,100,000	R	2,239,433	3	2	3	1	2	1	0	1	1	0	400	4,000
82	CARENVALE	R	237,554	R	1,073,363	3	2	3	0	2	1	0	0	1	0	184	1,237
83	CARENVALE	R	260,000	R	970,042	3	2	3	1	2	1	0	0	0	1	183	910
84	CARENVALE	R	278,000	R	847,728	3	2	3	1	2	1	0	1	0	1	300	933
85	CHANCLIFF A H	R	1,305,000	R	2,217,713	6	3	2	1	6	4	0	1	1	0	550	3,000
86	CHANCLIFF A H	R	750,000	R	609,897	2	2	2	0	1	0	0	0	1	0	130	400
87	CLAREMONT	R	260,000	R	357,225	3	2	2	1	0	0	1	0	0	0	128	600
88	CONSTANTIA KLOOF	R	305,000	R	1,378,111	4	2.5	3	1	1	1	0	0	0	1	260	1,540
89	CONSTANTIA KLOOF	R	375,000	R	1,694,399	4	2	3	1	2	1	0	0	1	0	320	2,004
90	CONSTANTIA KLOOF	R	240,000	R	1,084,415	3	2	3	1	2	1	0	0	0	1	165	1,487
91	CONSTANTIA KLOOF	R	268,000	R	1,210,930	4	2	3	0	2	1	0	0	1	0	250	1,100
92	CONSTANTIA KLOOF	R	360,000	R	1,417,086	3	2	4	1	2	1	0	1	0	1	225	1,454
93	CONSTANTIA KLOOF	R	425,000	R	1,672,948	4	2	3	1	2	1	0	1	1	0	300	2,080
94	CONSTANTIA KLOOF	R	325,000	R	1,279,314	3	2	2	1	2	1	0	1	1	0	260	1,009
95	CONSTANTIA KLOOF	R	590,000	R	2,201,250	3	2	5	1	3	1	1	1	0	1	470	1,500
96	CONSTANTIA KLOOF	R	365,000	R	1,361,790	4	2	3	1	1	1	0	0	0	1	365	1,487
97	CONSTANTIA KLOOF	R	440,000	R	1,641,610	3	2	3	1	0	1	0	1	1	0	320	1,629
98	CONSTANTIA KLOOF	R	290,000	R	1,081,970	3	2	2	1	2	1	0	1	0	1	235	2,739
99	CONSTANTIA KLOOF	R	330,000	R	1,231,208	3	2	3	1	0	1	0	1	0	1	260	1,175

100	CONSTANTIA KLOOF	R	345,000	R	1,287,172	3	2	3	2	2	1	0	0	0	1	290	1,487

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUBURB	SP	ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
101	CONSTANTIA KLOOF	R 450,000	R 1,678,920	4	2.5	3	0	2	1	0	1	0	1	320	2,672
102	CONSTANTIA KLOOF	R 400,000	R 1,492,373	5	3	5	1	4	2	0	1	0	1	350	1,487
103	CONSTANTIA KLOOF	R 345,000	R 1,052,037	4	2.5	3	1	2	1	0	1	1	0	320	1,949
104	CONSTANTIA KLOOF	R 270,000	R 823,333	4	3	3	1	2	1	0	1	1	0	230	1,586
105	CONSTANTIA KLOOF	R 440,000	R 1,341,728	4	2.5	3	1	2	1	0	1	0	1	300	1,776
106	CONSTANTIA KLOOF	R 475,000	R 1,448,456	4	3	3	0	2	1	0	1	0	1	300	1,534
107	CONSTANTIA KLOOF	R 470,000	R 1,433,210	3	2	3	0	2	1	1	1	1	0	288	1,200
108	CONSTANTIA KLOOF	R 320,000	R 975,802	4	3	2	0	2	1	0	0	0	1	250	1,487
109	CONSTANTIA KLOOF	R 430,000	R 1,164,358	4	3	4	1	2	1	0	1	1	0	350	1,811
110	CONSTANTIA KLOOF	R 316,739	R 857,667	4	2.5	4	1	2	1	0	0	0	1	340	2,286
111	CONSTANTIA KLOOF	R 638,000	R 1,727,582	4	2.5	3	0	3	2	0	1	1	0	300	1,928
112	CONSTANTIA KLOOF	R 825,000	R 1,653,403	3	2.5	3	1	2	1	0	1	1	0	245	490
113	CONSTANTIA KLOOF	R 750,000	R 1,503,094	3	2.5	2	0	2	1	0	1	0	1	250	500
114	CONSTANTIA KLOOF	R 600,000	R 1,202,475	3	2.5	3	0	2	1	0	1	0	1	280	1,487
115	CONSTANTIA KLOOF	R 455,000	R 911,877	2	2	3	0	2	0	0	0	1	0	189	449
116	CONSTANTIA KLOOF	R 455,000	R 911,877	2	2	3	0	2	0	0	0	1	0	189	449
117	CONSTANTIA KLOOF	R 489,000	R 980,017	4	2	3	1	2	1	0	0	0	1	300	2,017
118	CONSTANTIA KLOOF	R 600,000	R 1,019,638	4	3.5	3	2	2	2	0	1	0	1	350	1,867
119	CONSTANTIA KLOOF	R 740,000	R 1,257,554	4	2	4	0	2	1	0	1	0	1	360	1,487
120	CONSTANTIA KLOOF	R 560,000	R 951,662	3	2	3	1	2	1	0	1	0	1	290	1,950
121	CONSTANTIA KLOOF	R 825,000	R 1,402,002	3	2	4	1	2	1	0	1	0	1	250	1,428
122	CONSTANTIA KLOOF	R 835,000	R 1,418,996	4	3	4	2	2	1	0	1	1	0	320	1,487
123	CONSTANTIA KLOOF	R 640,000	R 1,087,614	3	2	3	1	1	1	0	1	1	0	280	1,400
124	CONSTANTIA KLOOF	R 890,000	R 1,512,463	3	2	5	1	3	0	1	1	0	1	250	1,487
125	CONSTANTIA KLOOF	R 1,100,000	R 1,869,337	3	3.5	4	1	2	1	1	1	0	1	622	4,181
126	CONSTANTIA KLOOF	R 910,000	R 1,250,286	4	2	0	1	0	0	1	0	0	1	229	1,464
127	CONSTANTIA KLOOF	R 910,000	R 1,250,286	4	2	3	1	2	1	0	1	0	1	255	1,527
128	CONSTANTIA KLOOF	R 1,600,000	R 2,198,305	3	2	3	1	2	0	0	1	0	1	400	900
129	CONSTANTIA KLOOF	R 1,250,000	R 1,717,426	4	3	4	1	0	1	0	1	1	0	274	1,437
130	CONSTANTIA KLOOF	R 900,000	R 1,236,546	4	2.5	3	0	2	1	0	1	0	1	350	1,493
131	CONSTANTIA KLOOF	R 1,500,000	R 2,060,911	5	4	4	2	2	1	0	1	0	1	462	2,000
132	CONSTANTIA KLOOF	R 1,150,000	R 1,580,032	3	2.5	2	0	2	0	0	0	1	0	290	500
133	CONSTANTIA KLOOF	R 1,190,000	R 1,269,012	4	3	4	1	2	2	0	0	1	0	418	1,450
134	CONSTANTIA KLOOF	R 1,880,000	R 2,004,826	4	2.5	2	0	2	1	0	1	0	1	390	960
135	CONSTANTIA KLOOF	R 1,200,000	R 1,279,676	4	4	4	1	2	1	0	1	1	0	330	1,487
136	CONSTANTIA KLOOF	R 980,000	R 1,045,069	4	2	3	0	2	1	0	1	0	1	230	1,000
137	CONSTANTIA KLOOF	R 1,250,000	R 1,332,996	3	2.5	3	1	2	1	0	1	0	1	344	1,400
138	CONSTANTIA KLOOF	R 1,300,000	R 1,386,316	5	2.5	3	0	2	1	0	1	0	1	320	1,531
139	CONSTANTIA KLOOF	R 1,200,000	R 1,073,177	4	2	3	1	2	0	0	1	1	0	360	1,380
140	CONSTANTIA KLOOF	R 1,900,000	R 1,699,197	5	3	3	2	2	1	1	1	1	0	324	1,487
141	CONSTANTIA KLOOF	R 2,250,000	R 2,012,207	5	3	5	1	2	2	1	1	1	0	417	2,397
142	CONSTANTIA KLOOF	R 2,600,000	R 2,325,216	4	3	4	1	2	1	0	1	1	0	400	2,041
143	CONSTANTIA KLOOF	R 1,080,000	R 965,859	4	3	3	1	2	1	1	1	0	1	302	1,333
144	CONSTANTIA KLOOF	R 2,900,000	R 2,358,269	5	3	6	1	2	1	0	1	1	0	530	1,487
145	CONSTANTIA KLOOF	R 2,050,000	R 1,667,052	4	2.5	5	0	2	1	1	1	0	1	400	992
146	CONSTANTIA KLOOF & EXT	R 850,000	R 1,444,487	4	3	3	1	2	0	1	1	0	1	300	1,487
147	CONSTANTIA KLOOF & EXT	R 1,082,746	R 1,487,628	4	3	4	1	2	0	0	1	0	1	380	1,542
148	CONSTANTIA KLOOF & EXTENSION	R 325,000	R 1,468,479	4	2.5	3	1	3	1	0	0	0	1	300	1,487
149	CONSTANTIA KLOOF EXT 1	R 890,000	R 1,512,463	3	2	3	1	2	1	0	1	1	0	274	1,437
150	CONSTANTIA KLOOF EXT 11	R 470,000	R 1,272,670	3	2	4	1	2	1	0	1	0	1	300	1,282
151	CONSTANTIA KLOOF EXT 3	R 440,000	R 1,731,994	4	2	4	0	1	1	1	1	1	0	300	2,017
152	CONSTANTIA KLOOF EXT 3	R 838,000	R 2,269,144	4	3	4	1	2	1	0	1	0	1	500	1,710
153	CONSTANTIA KLOOF EXT 3	R 680,000	R 1,155,590	4	2.5	3	0	0	1	0	0	0	1	320	2,700
154	CONSTANTIA KLOOF EXT 3	R 1,000,000	R 1,066,397	3	2	3	1	3	0	1	1	0	1	278	1,800
155	CONSTANTIA KLOOF EXT 4	R 465,000	R 1,417,963	4	2.5	3	0	2	1	0	1	0	1	245	1,527
156	CONSTANTIA KLOOF EXT 9	R 1,000,000	R 1,373,941	4	2.5	4	0	3	1	0	1	0	1	320	1,689
157	CONSTANTIA KLOOF EXT 9	R 2,300,000	R 1,870,351	4	2.5	4	1	2	1	0	0	0	1	349	2,346
158	DAVIDSONVILLE	R 150,000	R 406,171	3	2	2	0	0	0	0	0	0	1	160	496
159	DELAREY	R 190,000	R 579,383	3	2	2	0	1	1	0	1	1	0	180	1,000
160	DELAREY	R 500,000	R 686,970	4	2	3	1	2	0	1	1	0	1	230	1,546
161	DISCOVERY	R 180,000	R 813,312	4	1	3	0	1	1	0	0	0	1	160	929
162	DISCOVERY	R 160,000	R 629,816	3	1	2	0	1	0	0	0	1	0	180	1,200
163	DISCOVERY	R 135,000	R 503,676	3	1	2	0	1	0	0	0	1	0	125	967
164	DISCOVERY	R 200,000	R 746,187	3	1	3	1	1	1	0	0	0	1	180	1,023
165	DISCOVERY	R 235,000	R 716,605	3	1	3	0	0	0	1	0	0	1	220	1,000
166	DISCOVERY	R 225,000	R 686,111	3	1	2	0	1	1	1	0	1	0	220	1,100
167	DISCOVERY	R 170,000	R 460,328	3	1	2	0	1	1	0	0	1	0	140	915
168	DISCOVERY	R 315,000	R 852,960	4	2	2	1	2	1	0	0	0	1	250	1,000
169	DISCOVERY	R 235,000	R 636,335	3	1.5	3	0	1	1	0	1	0	1	170	1,100
170	DISCOVERY	R 200,000	R 541,562	3	2	3	0	2	1	0	0	1	0	215	867
171	DISCOVERY	R 260,000	R 704,030	3	2	3	0	1	2	0	1	1	0	240	1,200
172	DISCOVERY	R 260,000	R 704,030	3	2	3	0	1	2	0	1	1	0	240	1,200
173	DISCOVERY	R 225,000	R 609,257	3	1.5	2	0	1	1	0	0	1	0	220	1,100
174	DISCOVERY	R 330,000	R 560,801	3	1	3	0	1	1	0	0	0	1	160	1,000
175	DISCOVERY	R 600,000	R 1,019,638	5	2	4	1	1	1	0	1	0	1	334	947
176	DISCOVERY	R 395,000	R 542,707	3	2	2	0	1	1	0	0	0	1	150	800
177	DISCOVERY	R 410,000	R 563,316	3	2	2	1	0	1	1	0	0	1	182	978
178	DISCOVERY	R 545,000	R 581,186	4	2	2	1	0	1	0	0	0	1	200	1,300
179	DISCOVERY	R 850,000	R 760,167	3	1.5	3	0	2	1	1	1	0	1	270	1,040
180	DISCOVERY	R 1,020,000	R 829,460	3	2	4	1	2	0	1	1	0	1	240	1,613
181	DISCOVERY	R 950,000	R 772,536	3	2	3	1	4	1	0	1	1	0	250	1,066
182	DISCOVERY	R 810,000	R 754,265	3	1	2	0	1	2	0	0	1	0	184	929
183	DISCOVERY	R 845,000	R 786,856	3	1.5	4	0	0	1	1	1	1	0	158	2,000
184	DISCOVERY	R 825,000	R 825,000	4	3	4	1	0	1	0	0	0	1	180	1,023
185	DISCOVERY & EXT	R 760,000	R 679,679	3	2	3	0	1	1	0	1	1	0	250	1,100
186	DISCOVERY EXT 11	R 266,000	R 992,428	4	2.5	3	1	0	1	1	1	1	0	250	914
187	DISCOVERY EXT 11	R 490,000	R 982,021	3	2	3	1	2	1	1	1	0	1	290	729
188	DISCOVERY EXT 13	R 880,000	R 2,382,872	7	4	5	1	4	6	1	1	1	0	800	5,378
189	DISCOVERY EXT 5	R 225,000	R 686,111	3	1	2	1	1	1	0	1	1	0	160	898
190	DISCOVERY EXT 6	R 190,000	R 708,877	3	2	2	0	0	0	1	1	1	0	130	744
191	DISCOVERY EXT 7	R 385,000	R 654,268	3	1	2	0	1	1	0	1	1	0	155	800
192	DISCOVERY EXT 7	R 860,000	R 769,110	4	2	2	0	5	1	0	0	1	0	235	1,330
193	DISCOVERY EXT 9	R 690,000	R 1,172,584	3	2	3	0	2	0	1	1	0	1	300	1,200
194	DOUGLASDALE	R 900,000	R 1,236,546	3	2	3	0	2	0	0	1	0	1	186	552
195	EDLEEN	R 458,000	R 629,265	4	3	3	0	1	1	0	1	0	1	200	1,115
196	FAIRLAND	R 355,000	R 1,324,481	4	2	3	0	2	1	1	1	0	1	250	2,974
197	FAIRLAND	R 1,075,000	R 1,476,986	5	3	5	1	2	1	0	1	0	1	400	2,987
198	FAIRLAND	R 1,920,000	R 1,561,336	3	3	4	1	2	0	0	0	0	1	350	900
199	FEATHERBROOKE ESTATE	R 1,100,000	R 1,869,337	3	3	2	1	2	1	0	0	0	1	390	900
200	FEATHERBROOKE ESTATE	R 1,315,000	R 2,234,707	3	2.5	3	1	3	0	0	0	0	1	458	1,104

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
201	FEATHERBROOKE ESTATE	R	1,775,000	R	2,438,744	3	2.5	4	0	2	1	0	0	0	1	400	864
202	FEATHERBROOKE ESTATE	R	1,625,000	R	1,732,895	3	3	3	1	2	1	0	1	1	0	380	2,555
203	FEATHERBROOKE ESTATE	R	2,800,000	R	2,276,949	3	2.5	3	0	2	1	0	1	0	1	360	2,420
204	FEATHERBROOKE ESTATE	R	2,640,000	R	2,146,838	3	2.5	3	1	2	0	0	1	0	1	330	750
205	FERNDALE EXT 3	R	560,000	R	951,662	4	3	4	2	2	1	0	1	0	1	228	1,573
206	FLORACLIFFE	R	340,000	R	1,735,466	4	3	1	1	4	1	1	0	1	0	300	3,327
207	FLORACLIFFE	R	220,000	R	994,047	3	2.5	2	1	0	1	0	0	0	0	250	2,362
208	FLORACLIFFE	R	250,000	R	932,733	3	3	3	0	2	1	0	0	1	0	220	2,539
209	FLORACLIFFE	R	320,000	R	1,193,898	3	2	3	0	2	1	0	1	0	1	220	3,000
210	FLORACLIFFE	R	1,020,000	R	1,087,725	3	3	3	1	2	1	1	0	1	0	304	1,122
211	FLORACLIFFE	R	1,150,000	R	1,226,356	3	2	3	0	2	1	0	0	1	0	340	2,286
212	FLORACLIFFE	R	1,050,000	R	1,119,717	5	3	2	2	3	1	0	0	0	0	200	2,300
213	FLORACLIFFE	R	2,499,000	R	2,234,891	4	5	6	0	2	1	1	1	1	0	590	3,478
214	FLORACLIFFE	R	1,275,000	R	1,140,250	4	2.5	3	2	2	1	0	1	0	1	240	1,541
215	FLORACLIFFE	R	1,635,000	R	1,329,576	4	2.5	3	2	2	1	0	1	0	1	240	1,541
216	FLORACLIFFE	R	1,375,000	R	1,118,145	3	2	3	1	2	0	0	1	0	1	277	331
217	FLORIDA	R	115,000	R	519,616	5	2	3	1	1	1	0	0	1	0	200	1,500
218	FLORIDA	R	150,000	R	590,452	3	1	3	0	2	2	0	1	1	0	160	1,328
219	FLORIDA	R	260,000	R	970,042	3	2	2	0	2	1	0	1	1	0	200	1,006
220	FLORIDA	R	160,000	R	596,949	4	2.5	3	0	1	1	0	1	1	0	180	1,370
221	FLORIDA	R	232,000	R	865,576	4	3	3	0	1	1	0	0	0	1	170	872
222	FLORIDA	R	195,000	R	727,532	3	1.5	2	0	0	0	1	1	1	0	200	1,190
223	FLORIDA	R	119,000	R	443,981	3	1	2	0	1	0	0	1	1	0	170	1,000
224	FLORIDA	R	195,000	R	727,532	6	1.5	0	0	1	1	0	0	0	1	180	2,161
225	FLORIDA	R	245,000	R	914,079	4	2	2	1	2	1	0	0	1	0	220	1,447
226	FLORIDA	R	245,000	R	914,079	3	1	3	0	1	0	1	1	1	0	260	1,190
227	FLORIDA	R	420,000	R	1,280,740	4	3	4	1	0	1	1	1	1	0	500	2,161
228	FLORIDA	R	420,000	R	1,280,740	3	2	4	1	2	1	0	1	0	1	350	2,512
229	FLORIDA	R	405,000	R	1,235,000	3	3	4	0	3	1	1	1	0	1	395	1,600
230	FLORIDA	R	495,000	R	1,509,444	4	2	3	0	3	1	1	1	0	1	380	2,162
231	FLORIDA	R	260,000	R	792,839	4	2	3	0	2	1	0	0	0	1	240	1,100
232	FLORIDA	R	240,000	R	649,874	3	1	3	0	2	1	0	0	1	0	200	1,300
233	FLORIDA	R	195,000	R	528,023	3	1	3	0	3	1	0	0	1	0	190	1,400
234	FLORIDA	R	490,000	R	1,326,826	4	2	3	0	3	1	1	1	0	1	380	2,162
235	FLORIDA	R	315,000	R	852,960	3	2	2	1	1	1	0	1	1	0	240	1,000
236	FLORIDA	R	550,000	R	1,102,269	4	3	4	1	2	1	0	1	0	1	300	2,200
237	FLORIDA	R	590,000	R	1,002,644	3	2	3	2	0	0	1	0	0	1	240	1,100
238	FLORIDA	R	420,000	R	713,747	3	2	2	1	2	1	0	0	0	1	136	1,000
239	FLORIDA	R	340,000	R	577,795	2	1	2	0	1	1	0	0	1	0	130	496
240	FLORIDA	R	425,000	R	583,925	3	1.5	2	0	1	1	0	0	0	1	138	928
241	FLORIDA	R	695,000	R	741,146	3	2	4	1	2	0	0	1	0	1	230	1,004
242	FLORIDA	R	995,000	R	889,842	4	2.5	3	0	3	0	1	1	0	1	335	2,162
243	FLORIDA	R	620,000	R	577,338	3	1	2	0	1	1	0	0	0	1	100	1,100
244	FLORIDA	R	750,000	R	698,393	3	1	2	0	1	1	0	0	1	0	140	941
245	FLORIDA EXT	R	155,000	R	700,352	3	2	2	0	2	1	0	0	0	1	150	1,000
246	FLORIDA EXT	R	250,000	R	984,087	4	2.5	5	1	1	1	1	1	0	1	300	1,449
247	FLORIDA EXT	R	195,000	R	727,532	3	2	1	1	2	2	0	1	0	1	220	1,161
248	FLORIDA EXT	R	238,000	R	644,459	3	2	2	0	1	0	0	1	0	1	200	874
249	FLORIDA EXT 2	R	600,000	R	487,918	3	1	2	0	1	1	0	0	1	0	140	805
250	FLORIDA EXT 4	R	150,000	R	559,640	3	1	3	0	1	1	0	0	1	0	160	1,076
251	FLORIDA GLEN	R	220,000	R	994,047	3	2	3	0	1	1	0	0	0	1	170	1,143
252	FLORIDA GLEN	R	310,000	R	1,400,703	5	3	3	1	0	1	1	0	1	0	290	1,100
253	FLORIDA GLEN	R	240,000	R	1,084,415	3	2	4	0	2	0	0	0	0	1	220	991
254	FLORIDA GLEN	R	290,000	R	1,081,970	3	2	3	1	2	1	0	1	0	1	200	1,363
255	FLORIDA GLEN	R	270,000	R	1,007,352	4	3	3	1	2	1	0	1	0	1	200	1,150
256	FLORIDA GLEN	R	450,000	R	1,372,222	4	2	4	0	2	1	0	0	1	0	300	1,001
257	FLORIDA GLEN	R	340,000	R	1,036,790	3	2	4	1	1	1	1	1	0	1	300	1,006
258	FLORIDA GLEN	R	265,000	R	808,086	3	2	3	0	0	1	0	1	1	0	180	991
259	FLORIDA GLEN	R	290,000	R	884,321	3	2	3	0	2	1	0	0	1	0	200	1,780
260	FLORIDA GLEN	R	430,000	R	1,311,234	3	2	3	1	2	1	1	1	1	0	230	1,000
261	FLORIDA GLEN	R	465,000	R	1,259,131	4	2	2	2	2	1	0	0	0	1	300	991
262	FLORIDA GLEN	R	465,000	R	931,918	4	2	3	1	2	1	0	0	1	0	250	1,073
263	FLORIDA GLEN	R	720,000	R	1,442,970	4	2.5	5	0	2	1	0	1	1	0	410	800
264	FLORIDA GLEN	R	620,000	R	1,242,557	4	2.5	3	1	2	1	0	0	0	1	400	2,689
265	FLORIDA GLEN	R	460,000	R	781,723	3	2	3	1	2	0	0	1	1	0	200	1,000
266	FLORIDA GLEN	R	500,000	R	849,698	4	2	4	1	2	1	0	1	1	0	196	1,013
267	FLORIDA GLEN	R	425,000	R	722,244	3	2	4	0	2	1	0	1	0	1	200	1,239
268	FLORIDA GLEN	R	850,000	R	1,167,849	4	2.5	3	1	8	0	0	1	1	0	250	1,681
269	FLORIDA GLEN	R	900,000	R	1,236,546	3	2	4	1	4	1	0	1	1	0	250	1,388
270	FLORIDA GLEN	R	958,551	R	1,022,195	4	2.5	3	1	2	1	1	1	1	0	320	1,100
271	FLORIDA GLEN	R	965,000	R	1,029,073	3	2	3	0	2	0	0	0	1	0	218	535
272	FLORIDA GLEN	R	925,000	R	986,417	3	2	2	0	2	0	0	0	1	0	169	602
273	FLORIDA GLEN	R	1,520,000	R	1,236,058	4	3	2	0	2	0	0	0	1	0	250	500
274	FLORIDA GLEN	R	1,385,000	R	1,289,700	3	3	3	1	3	1	0	1	0	1	230	1,546
275	FLORIDA GLEN & EXT	R	1,080,000	R	965,859	3	2.5	3	0	2	0	0	0	1	0	218	743
276	FLORIDA GLEN & EXT	R	970,000	R	867,485	3	2	3	0	2	0	0	0	1	0	160	1,076
277	FLORIDA GLEN EXT	R	365,000	R	731,506	3	2	2	0	2	1	0	1	1	0	180	991
278	FLORIDA GLEN EXT 1	R	640,000	R	1,087,614	4	2	3	1	2	1	0	1	1	0	300	1,131
279	FLORIDA HILLS	R	280,000	R	1,044,661	3	2	2	1	2	1	0	0	1	0	250	1,492
280	FLORIDA HILLS	R	405,000	R	1,511,028	4	1.5	3	1	0	1	0	1	0	1	300	1,800
281	FLORIDA HILLS	R	375,000	R	1,143,518	4	2	3	1	2	1	0	1	0	1	404	1,400
282	FLORIDA HILLS	R	810,000	R	2,193,325	4	2	3	1	3	1	0	1	1	0	500	1,551
283	FLORIDA HILLS	R	695,000	R	1,881,927	4	4	3	1	2	1	0	0	1	0	400	2,689
284	FLORIDA HILLS	R	590,000	R	1,182,434	3	2	3	1	2	0	0	0	1	0	213	458
285	FLORIDA HILLS	R	1,280,000	R	1,758,644	4	2	4	1	2	1	0	1	0	1	520	2,128
286	FLORIDA HILLS	R	1,130,000	R	1,552,553	4	2	4	1	2	1	0	1	1	0	400	1,200
287	FLORIDA HILLS	R	1,100,000	R	1,173,037	4	2.5	3	1	2	1	0	1	1	0	400	1,500
288	FLORIDA HILLS	R	1,075,000	R	1,146,377	4	2.5	3	1	2	1	0	1	0	1	300	2,000
289	FLORIDA HILLS	R	1,985,000	R	1,775,213	4	2	3	1	5	2	0	1	1	0	450	1,487
290	FLORIDA HILLS	R	2,650,000	R	2,369,932	4	3	3	1	2	1	1	1	1	0	600	1,586
291	FLORIDA HILLS	R	2,800,000	R	2,504,079	4	3	3	1	2	1	0	1	1	0	450	918
292	FLORIDA HILLS	R	1,500,000	R	1,219,794	3	3.5	5	1	2	0	0	0	1	0	372	565
293	FLORIDA HILLS	R	1,780,000	R	1,447,489	4	3	2	1	2	1	1	1	1	0	400	1,875
294	FLORIDA HILLS	R	1,400,000	R	1,303,667	3	2	3	0	2	0	0	0	1	0	200	1,344
295	FLORIDA LAKE	R	178,000	R	804,275	3	2	2	1	1	1	0	0	0	1	158	790
296	FLORIDA LAKE	R	174,000	R	786,201	3	1	2	0	1	1	0	1	0	1	160	900
297	FLORIDA LAKE	R	165,000	R	503,148	3	1	2	0	1	1	0	0	0	1	140	709
298	FLORIDA LAKE	R	172,500	R	526,018	3	2	2	0	1	1	0	1	0	1	150	1,008
299	FLORIDA LAKE	R	208,000	R	634,271	3	1	3	0	1	1	0	0	0	1	180	1,000
300	FLORIDA LAKE	R	205,000	R	555,101	3	1	1	0	0	1	0	1	0	1	160	768

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUBURB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
301	FLORIDA LAKE	R	275,000	R	551,134	3	1.5	2	0	1	1	0	1	1	0	114	709
302	FLORIDA LAKE	R	310,000	R	526,813	3	3	3	1	1	1	0	0	0	1	176	710
303	FLORIDA LAKE	R	710,000	R	757,142	3	2	2	1	2	0	1	0	1	0	220	750
304	FLORIDA NORTH	R	170,000	R	867,733	3	1	3	0	1	1	0	0	1	0	160	822
305	FLORIDA NORTH	R	212,000	R	1,082,114	3	1	1	0	1	1	0	0	1	0	180	1,298
306	FLORIDA NORTH	R	180,000	R	813,312	4	2.5	3	0	1	1	0	0	1	0	190	1,646
307	FLORIDA NORTH	R	245,000	R	1,107,007	4	2	3	0	2	1	0	0	0	1	220	1,272
308	FLORIDA NORTH	R	350,000	R	1,305,826	4	2	3	1	3	1	0	1	0	1	260	1,298
309	FLORIDA NORTH	R	213,000	R	794,689	3	1	2	0	1	0	0	0	0	1	160	1,076
310	FLORIDA NORTH	R	200,000	R	746,187	3	1	2	0	1	1	0	1	0	1	170	1,646
311	FLORIDA NORTH	R	425,000	R	1,585,646	4	3	3	1	2	1	1	1	1	0	500	943
312	FLORIDA NORTH	R	450,000	R	1,372,222	4	3	3	1	4	1	1	1	1	0	450	943
313	FLORIDA NORTH	R	545,000	R	748,798	3	1	2	0	0	1	1	0	1	0	200	1,248
314	FLORIDA NORTH	R	890,000	R	1,222,807	1	3	1	0	0	0	0	0	1	0	350	2,353
315	FLORIDA NORTH	R	990,000	R	1,360,201	4	2	2	1	2	1	0	1	0	1	300	3,099
316	FLORIDA NORTH	R	630,000	R	865,583	4	1.5	3	1	3	2	0	0	1	0	303	1,267
317	FLORIDA NORTH	R	890,000	R	949,093	4	3	2	0	2	1	0	1	0	1	275	1,500
318	FLORIDA NORTH	R	1,900,000	R	1,699,197	0	0	3	1	0	0	0	0	0	1	301	1,353
319	FLORIDA NORTH	R	1,300,000	R	1,210,548	3	2.5	2	0	3	0	0	0	1	0	188	580
320	FLORIDA NORTH EXT 1	R	880,000	R	786,996	4	2	3	1	3	2	0	0	1	0	300	2,017
321	FLORIDA PARK	R	350,000	R	1,786,509	3	2	1	0	2	1	1	0	0	0	280	1,685
322	FLORIDA PARK	R	250,000	R	1,276,078	4	2	3	0	4	1	0	0	1	0	210	1,412
323	FLORIDA PARK	R	275,000	R	1,242,559	4	2	3	1	2	1	0	0	1	0	185	1,244
324	FLORIDA PARK	R	268,000	R	1,210,930	4	2	5	0	2	1	0	0	1	0	230	1,546
325	FLORIDA PARK	R	405,000	R	1,829,951	4	2.5	5	0	2	1	0	1	1	0	350	1,388
326	FLORIDA PARK	R	237,000	R	932,915	3	2	2	0	2	1	0	1	0	1	180	1,116
327	FLORIDA PARK	R	217,000	R	854,188	3	1.5	3	1	2	1	0	1	0	1	180	1,846
328	FLORIDA PARK	R	300,000	R	1,180,905	4	2	3	1	2	1	0	1	0	1	250	2,107
329	FLORIDA PARK	R	240,000	R	944,724	4	2	3	0	1	1	0	0	1	0	200	1,804
330	FLORIDA PARK	R	410,000	R	1,529,682	3	2	3	1	2	1	0	1	1	0	300	2,138
331	FLORIDA PARK	R	350,000	R	1,305,826	4	3	3	1	2	1	1	1	0	1	310	1,858
332	FLORIDA PARK	R	195,000	R	727,532	3	1	3	0	2	2	0	0	1	0	180	1,487
333	FLORIDA PARK	R	360,000	R	1,343,136	4	2	4	0	2	1	0	1	0	1	400	1,500
334	FLORIDA PARK	R	320,000	R	1,193,898	4	2	3	2	1	1	0	0	0	1	340	2,286
335	FLORIDA PARK	R	280,000	R	1,044,661	4	3	3	0	0	0	0	1	0	1	210	1,904
336	FLORIDA PARK	R	240,000	R	895,424	3	2	4	0	2	2	0	1	0	1	200	1,636
337	FLORIDA PARK	R	500,000	R	1,865,466	5	2.5	5	2	2	2	0	1	0	1	500	2,319
338	FLORIDA PARK	R	420,000	R	1,566,992	4	3	5	0	2	2	0	0	1	0	275	1,685
339	FLORIDA PARK	R	440,000	R	1,641,610	3	2	3	1	2	3	0	1	1	0	320	2,151
340	FLORIDA PARK	R	450,000	R	1,372,222	4	3.5	3	1	2	1	1	1	0	1	300	1,962
341	FLORIDA PARK	R	280,000	R	853,827	3	2	3	1	2	1	0	0	0	1	230	1,500
342	FLORIDA PARK	R	490,000	R	1,494,197	4	3	3	1	2	1	0	1	1	0	327	2,712
343	FLORIDA PARK	R	580,000	R	1,768,642	4	2	3	1	2	1	0	1	0	1	400	2,493
344	FLORIDA PARK	R	405,000	R	1,235,000	4	2.5	3	1	2	1	1	1	1	0	380	1,636
345	FLORIDA PARK	R	250,000	R	762,346	3	2	3	0	2	1	0	1	0	1	300	2,000
346	FLORIDA PARK	R	250,000	R	762,346	3	2	3	0	2	1	0	1	0	1	300	2,000
347	FLORIDA PARK	R	290,000	R	884,321	3	2	2	1	2	1	0	1	1	0	190	1,164
348	FLORIDA PARK	R	380,000	R	1,158,765	3	2	3	1	2	1	0	1	0	1	280	1,300
349	FLORIDA PARK	R	255,000	R	777,592	3	2	2	0	2	1	0	0	0	1	240	1,100
350	FLORIDA PARK	R	495,000	R	1,340,365	3	2	3	1	4	1	1	1	1	0	277	1,487
351	FLORIDA PARK	R	435,000	R	1,177,897	3	2	3	1	2	1	0	1	1	0	310	1,175
352	FLORIDA PARK	R	410,000	R	1,110,202	4	2.5	3	1	2	1	0	0	0	1	250	1,515
353	FLORIDA PARK	R	345,000	R	934,194	3	1.5	2	1	3	1	0	0	1	0	240	1,800
354	FLORIDA PARK	R	318,500	R	862,437	3	1.5	2	1	3	1	0	0	1	0	240	1,800
355	FLORIDA PARK	R	295,000	R	798,804	3	3	2	0	2	1	0	0	1	0	265	3,000
356	FLORIDA PARK	R	335,000	R	907,116	3	2	3	0	2	0	0	1	0	1	260	992
357	FLORIDA PARK	R	500,000	R	1,002,062	3	2	3	0	2	1	0	0	0	1	222	1,245
358	FLORIDA PARK	R	500,000	R	1,002,062	3	2	3	0	2	1	0	0	0	1	222	1,245
359	FLORIDA PARK	R	520,000	R	1,042,145	3	2.5	3	0	2	1	0	1	1	0	320	1,700
360	FLORIDA PARK	R	600,000	R	1,202,475	3	2.5	4	4	2	1	0	1	1	0	375	1,800
361	FLORIDA PARK	R	450,000	R	901,856	5	1.5	3	1	2	1	0	0	1	0	309	1,784
362	FLORIDA PARK	R	525,000	R	892,183	3	2	2	0	0	1	1	1	1	0	220	1,800
363	FLORIDA PARK	R	580,000	R	985,650	3	3	2	1	2	2	0	1	0	1	340	1,640
364	FLORIDA PARK	R	680,000	R	1,155,590	3	2	4	1	2	1	0	1	0	1	348	3,059
365	FLORIDA PARK	R	740,000	R	1,257,554	4	3	3	1	2	1	0	1	1	0	320	1,027
366	FLORIDA PARK	R	870,000	R	1,195,328	4	3	4	1	4	1	0	1	0	1	400	2,500
367	FLORIDA PARK	R	1,291,960	R	1,775,076	4	3	4	2	2	1	1	1	0	1	462	2,000
368	FLORIDA PARK	R	950,000	R	1,305,244	3	2	4	1	2	1	0	1	1	0	250	1,758
369	FLORIDA PARK	R	1,200,000	R	1,648,729	5	3	4	1	4	1	0	1	0	1	500	2,060
370	FLORIDA PARK	R	590,000	R	810,625	3	2	2	1	1	1	0	0	1	0	220	916
371	FLORIDA PARK	R	2,010,000	R	2,143,458	7	3	2	0	0	0	1	1	0	1	440	1,200
372	FLORIDA PARK	R	2,010,000	R	1,797,571	7	3	2	0	0	0	1	0	0	1	440	1,200
373	FLORIDA PARK	R	990,000	R	885,371	3	2	3	0	2	1	0	1	1	0	283	1,619
374	FLORIDA PARK	R	1,495,000	R	1,336,999	4	3.5	4	1	2	1	0	1	0	1	500	2,700
375	FLORIDA PARK	R	1,200,000	R	1,073,177	4	2	5	1	2	1	0	0	0	1	280	1,600
376	FLORIDA PARK	R	2,500,000	R	2,032,990	4	3.5	4	0	4	1	1	1	1	0	600	4,033
377	FLORIDA PARK	R	975,000	R	792,866	3	2	3	0	1	1	0	0	0	1	200	1,685
378	FLORIDA PARK	R	850,000	R	791,512	3	2	3	1	1	0	1	1	0	1	227	1,526
379	FLORIDA PARK	R	1,150,000	R	1,070,870	3	2	3	0	2	1	0	1	1	0	205	1,685
380	FLORIDA PARK	R	2,200,000	R	2,048,620	0	4	0	0	3	3	0	0	0	1	350	1,023
381	FLORIDA PARK	R	1,150,000	R	1,150,000	4	2	3	1	3	0	1	0	1	0	358	900
382	FLORIDA PARK EXT 5	R	313,000	R	1,414,258	3	2	3	1	2	0	0	0	1	0	240	1,100
383	FLORIDA PARK EXT 5	R	350,000	R	701,444	3	2	2	1	2	1	0	1	0	1	250	1,100
384	FLORIDA PARK EXT 6	R	400,000	R	679,759	3	1	3	0	2	1	0	1	1	0	163	1,863
385	FLORIDA PARK EXT 6	R	920,000	R	748,140	3	2	2	1	1	1	0	0	1	0	159	980
386	FLORIDA VIEW	R	383,000	R	1,037,091	3	2.5	3	1	2	0	0	1	0	1	308	1,388
387	FOURWAYS	R	890,000	R	1,512,463	3	2	3	1	2	0	0	1	0	1	280	580
388	GEORGINIA	R	195,000	R	528,023	3	2	4	0	1	0	1	1	0	1	190	1,150
389	GEORGINIA	R	350,000	R	594,789	3	1.5	5	0	1	2	0	0	1	0	150	7,355
390	GEORGINIA	R	520,000	R	554,526	3	2	3	0	0	0	1	0	1	0	200	1,344
391	GEORGINIA	R	685,000	R	557,039	3	1	3	1	1	1	0	0	0	1	200	799
392	GREYMONT	R	183,000	R	934,089	3	1	2	0	1	1	0	0	0	1	140	250
393	GREYMONT	R	260,000	R	792,839	3	2	3	0	2	1	0	1	0	1	180	1,210
394	GREYMONT	R	430,000	R	730,741	3	1	2	0	1	0	1	0	0	1	150	497
395	GREYMONT	R	270,000	R	458,837	3	1	1	0	1	0	0	0	1	0	110	300
396	GROBLERPARK	R	550,000	R	491,873	3	2	2	0	0	0	0	0	1	0	150	1,200
397	GROBLERPARK EXT 14	R	410,000	R	696,753	3	2.5	2	1	2	0	0	0	0	1	177	1,190
398	GROBLERS PARK	R	181,500	R	491,467	2	1	2	0	0	0	0	1	0	1	127	1,315
399	HAMBERG	R	165,000	R	615,604	3	2	3	0	1	1	0	1	1	0	150	1,000
400	HAMBERG	R	195,000	R	594,630	3	1.5	2	0	2	1	1	1	0	1	230	1,000

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUBURB	SP	ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
401	HARTEBEESPOORT A H	R 1,500,000	R 2,060,911	3	2	2	1	2	1	0	0	1	0	374	2,514
402	HELDERKRUIN	R 340,000	R 1,735,466	4	2	3	1	2	1	0	0	0	1	275	1,384
403	HELDERKRUIN	R 215,000	R 1,097,427	3	2	4	1	2	1	0	0	1	0	250	1,681
404	HELDERKRUIN	R 210,000	R 1,071,905	3	2	3	1	1	0	0	0	0	1	200	1,057
405	HELDERKRUIN	R 350,000	R 1,581,439	3	2	3	1	2	1	0	0	0	1	248	1,667
406	HELDERKRUIN	R 300,000	R 1,355,519	4	2	3	0	2	1	1	1	0	1	304	1,096
407	HELDERKRUIN	R 183,375	R 828,561	3	2	3	0	2	1	0	0	0	1	250	1,100
408	HELDERKRUIN	R 450,000	R 1,771,357	4	3	4	1	2	1	0	1	0	1	300	2,195
409	HELDERKRUIN	R 590,000	R 2,322,446	3	3	3	1	2	1	1	0	1	0	422	4,255
410	HELDERKRUIN	R 320,000	R 1,259,632	3	2	3	1	3	1	0	1	1	0	260	1,244
411	HELDERKRUIN	R 590,000	R 2,322,446	3	2	3	1	2	1	1	0	1	0	420	4,000
412	HELDERKRUIN	R 220,000	R 865,997	3	2	3	1	1	1	0	0	1	0	185	2,150
413	HELDERKRUIN	R 290,000	R 1,141,541	3	2	3	1	2	0	0	1	1	0	280	1,437
414	HELDERKRUIN	R 560,000	R 2,204,356	3	2.5	4	1	2	0	0	1	1	0	380	1,350
415	HELDERKRUIN	R 270,000	R 1,007,352	3	2	3	1	2	1	0	0	1	0	270	1,600
416	HELDERKRUIN	R 292,000	R 1,089,432	3	2	2	0	2	0	0	0	0	1	167	1,123
417	HELDERKRUIN	R 215,000	R 802,151	3	2	3	1	2	1	0	0	0	1	240	1,613
418	HELDERKRUIN	R 600,000	R 2,238,560	5	3	3	1	4	1	0	1	1	0	400	4,561
419	HELDERKRUIN	R 450,000	R 1,678,920	4	2	5	1	3	1	0	0	0	1	660	2,488
420	HELDERKRUIN	R 450,000	R 1,678,920	3	2	4	1	2	1	0	1	0	1	320	1,188
421	HELDERKRUIN	R 296,000	R 1,104,356	3	2	2	0	2	0	0	0	0	1	177	500
422	HELDERKRUIN	R 287,000	R 1,070,778	4	2	3	0	2	1	0	0	0	1	272	1,593
423	HELDERKRUIN	R 259,000	R 966,312	3	2	3	1	2	1	0	1	0	1	250	1,409
424	HELDERKRUIN	R 380,000	R 1,417,754	3	2	3	0	2	1	0	1	0	1	270	1,506
425	HELDERKRUIN	R 220,883	R 824,101	3	2.5	3	1	2	1	0	1	1	0	250	1,250
426	HELDERKRUIN	R 325,000	R 1,212,553	3	2	3	1	2	1	0	1	0	1	230	1,000
427	HELDERKRUIN	R 250,000	R 932,733	3	2	3	1	2	1	0	1	0	1	220	1,479
428	HELDERKRUIN	R 445,000	R 1,660,265	4	3	3	1	2	1	1	1	0	1	300	1,200
429	HELDERKRUIN	R 525,000	R 1,958,740	3	2	3	1	2	1	1	0	0	1	400	1,115
430	HELDERKRUIN	R 354,247	R 1,321,672	3	2	3	1	4	1	1	1	1	0	260	1,800
431	HELDERKRUIN	R 820,000	R 2,500,493	4	4	3	1	3	1	1	1	1	0	850	2,478
432	HELDERKRUIN	R 430,000	R 1,311,234	4	2	4	1	2	1	0	1	1	0	350	2,197
433	HELDERKRUIN	R 390,000	R 1,189,259	4	2	3	1	2	1	0	1	0	1	360	1,365
434	HELDERKRUIN	R 705,000	R 2,149,814	5	2.5	3	1	4	1	0	1	1	0	400	2,300
435	HELDERKRUIN	R 375,000	R 1,143,518	4	2	3	0	2	1	0	1	1	0	366	1,100
436	HELDERKRUIN	R 336,000	R 1,024,592	3	2	3	0	2	0	0	1	0	1	177	500
437	HELDERKRUIN	R 385,000	R 1,174,012	3	2.5	3	3	2	0	0	0	1	0	435	2,010
438	HELDERKRUIN	R 335,000	R 1,021,543	4	2	3	1	2	1	0	0	1	0	190	1,000
439	HELDERKRUIN	R 435,000	R 1,326,481	3	2	2	1	2	1	1	1	0	1	400	1,298
440	HELDERKRUIN	R 330,000	R 1,006,296	3	3	3	1	2	1	1	1	1	0	300	1,200
441	HELDERKRUIN	R 450,000	R 1,372,222	5	3	4	1	2	0	0	1	1	0	281	1,561
442	HELDERKRUIN	R 930,000	R 2,835,925	5	3	4	1	2	3	0	1	0	1	500	1,476
443	HELDERKRUIN	R 380,000	R 1,158,765	4	2	4	1	2	1	0	0	0	1	310	1,300
444	HELDERKRUIN	R 310,000	R 839,421	4	2	3	0	2	1	0	1	1	0	280	1,000
445	HELDERKRUIN	R 499,280	R 1,351,955	4	3	3	0	2	0	1	0	1	0	400	700
446	HELDERKRUIN	R 460,000	R 1,245,592	5	2.5	3	1	3	0	0	1	0	1	365	2,454
447	HELDERKRUIN	R 350,000	R 947,733	4	2	4	1	2	1	0	1	0	1	260	1,146
448	HELDERKRUIN	R 475,000	R 1,286,209	3	2	3	1	2	1	0	1	0	1	318	1,389
449	HELDERKRUIN	R 1,160,000	R 3,141,058	5	3.5	3	1	3	2	0	0	1	0	680	1,716
450	HELDERKRUIN	R 795,000	R 2,152,708	4	3.5	5	2	3	1	1	0	1	0	590	1,000
451	HELDERKRUIN	R 555,000	R 1,502,834	4	2	4	1	3	1	0	1	1	0	320	900
452	HELDERKRUIN	R 435,000	R 1,177,897	3	2	3	0	2	1	0	1	0	1	320	1,658
453	HELDERKRUIN	R 550,000	R 1,489,295	4	2	3	0	2	1	0	1	0	1	225	1,077
454	HELDERKRUIN	R 255,000	R 690,491	3	2	2	0	0	0	0	0	1	0	120	706
455	HELDERKRUIN	R 460,000	R 1,245,592	3	2	3	1	2	1	0	1	0	1	250	1,300
456	HELDERKRUIN	R 400,000	R 1,083,124	3	2	3	1	2	1	0	1	1	0	250	1,380
457	HELDERKRUIN	R 470,000	R 1,272,670	4	2	3	1	2	1	0	1	0	1	260	1,739
458	HELDERKRUIN	R 410,000	R 1,110,202	4	2	3	0	2	1	0	0	0	1	270	1,593
459	HELDERKRUIN	R 610,000	R 1,651,763	4	2.5	4	1	2	1	0	0	1	0	250	1,500
460	HELDERKRUIN	R 610,000	R 1,651,763	4	2.5	4	1	2	1	0	0	1	0	250	1,500
461	HELDERKRUIN	R 680,000	R 1,841,310	4	2.5	3	1	5	1	0	1	0	1	310	1,000
462	HELDERKRUIN	R 565,000	R 1,529,912	3	2	5	1	2	2	0	1	0	1	287	3,722
463	HELDERKRUIN	R 420,000	R 1,137,280	3	2	4	0	2	0	0	0	1	0	350	1,500
464	HELDERKRUIN	R 630,000	R 1,705,920	4	2.5	4	1	2	1	0	1	1	0	360	1,160
465	HELDERKRUIN	R 330,000	R 893,577	2	1	3	0	2	0	0	0	1	0	150	700
466	HELDERKRUIN	R 430,000	R 1,164,358	3	2	3	1	1	0	0	0	0	1	185	2,085
467	HELDERKRUIN	R 300,000	R 812,343	3	2	3	0	2	1	0	0	0	1	250	490
468	HELDERKRUIN	R 950,000	R 1,903,918	4	2.5	4	1	3	0	0	0	1	0	376	2,528
469	HELDERKRUIN	R 540,000	R 1,082,227	4	2	3	1	2	1	0	1	0	1	360	1,365
470	HELDERKRUIN	R 420,000	R 841,732	3	2	3	0	2	1	0	0	1	0	220	1,000
471	HELDERKRUIN	R 565,000	R 1,132,330	3	2	3	1	3	0	0	1	1	0	230	1,244
472	HELDERKRUIN	R 2,000,000	R 4,008,249	4	4	5	1	3	2	0	1	1	0	768	1,800
473	HELDERKRUIN	R 700,000	R 1,402,887	3	2	3	1	2	1	1	0	1	0	400	1,115
474	HELDERKRUIN	R 700,000	R 1,402,887	3	2	3	1	2	1	1	0	1	0	400	1,115
475	HELDERKRUIN	R 460,000	R 921,897	3	2	3	1	2	1	0	1	1	0	280	1,000
476	HELDERKRUIN	R 465,000	R 931,918	4	2	3	0	2	1	0	0	0	1	240	1,000
477	HELDERKRUIN	R 599,000	R 1,200,471	3	2.5	3	1	2	0	0	0	1	0	300	850
478	HELDERKRUIN	R 750,000	R 1,503,094	5	3	5	0	2	1	1	1	0	1	550	1,690
479	HELDERKRUIN	R 530,000	R 1,062,186	3	2	2	1	2	1	0	1	1	0	330	1,735
480	HELDERKRUIN	R 1,400,000	R 2,805,775	5	2.6	4	1	3	1	0	1	1	0	500	3,361
481	HELDERKRUIN	R 425,000	R 851,753	3	2	2	1	2	1	0	1	0	1	200	1,364
482	HELDERKRUIN	R 540,000	R 1,082,227	3	3	3	1	2	0	0	1	0	1	270	900
483	HELDERKRUIN	R 560,000	R 1,122,310	4	3	4	0	2	1	0	1	0	1	268	1,568
484	HELDERKRUIN	R 760,000	R 1,291,542	3	2	4	1	2	1	1	1	1	0	400	2,003
485	HELDERKRUIN	R 930,000	R 1,580,439	3	2	3	1	3	1	0	1	1	0	350	2,353
486	HELDERKRUIN	R 615,000	R 1,045,129	4	2	3	1	2	1	0	1	0	1	280	1,200
487	HELDERKRUIN	R 670,000	R 1,138,596	5	3	4	1	2	1	0	1	1	0	330	1,873
488	HELDERKRUIN	R 670,000	R 1,138,596	3	2	3	0	3	1	0	1	0	1	220	1,240
489	HELDERKRUIN	R 790,000	R 1,342,523	3	2	3	0	2	1	1	1	1	0	400	900
490	HELDERKRUIN	R 980,000	R 1,665,409	4	2.5	3	1	4	1	0	0	1	0	418	2,810
491	HELDERKRUIN	R 535,000	R 909,177	4	2	3	0	2	1	0	1	1	0	220	1,200
492	HELDERKRUIN	R 560,000	R 951,662	3	2	3	0	0	0	0	0	0	1	180	1,000
493	HELDERKRUIN	R 710,000	R 1,206,572	4	2	3	1	2	1	0	0	1	0	400	2,600
494	HELDERKRUIN	R 660,000	R 1,121,602	3	2	2	1	2	1	0	0	0	1	200	1,086
495	HELDERKRUIN	R 1,090,000	R 1,497,595	3	2	3	1	2	1	0	1	1	0	280	2,487
496	HELDERKRUIN	R 630,000	R 865,583	4	2	3	0	2	1	0	1	1	0	280	1,038
497	HELDERKRUIN	R 899,000	R 1,235,173	4	2	4	1	3	0	1	1	0	1	300	1,780
498	HELDERKRUIN	R 1,325,000	R 1,820,471	4	3.5	5	1	3	1	0	1	0	1	680	1,080
499	HELDERKRUIN	R 835,000	R 1,147,240	3	2	3	1	2	1	1	1	0	1	318	2,138
500	HELDERKRUIN	R 995,000	R 1,367,071	4	3.5	3	1	2	1	0	1	1	0	400	1,315

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
501	HELDERKRUIN	R	880,000	R	1,209,068	4	3	3	0	2	1	0	1	1	0	300	1,250
502	HELDERKRUIN	R	980,000	R	1,346,462	4	2	3	0	2	1	0	1	1	0	310	1,252
503	HELDERKRUIN	R	624,308	R	857,762	3	2	4	0	2	1	0	1	1	0	252	1,200
504	HELDERKRUIN	R	665,000	R	913,670	3	2	3	0	2	1	0	0	1	0	210	1,000
505	HELDERKRUIN	R	870,000	R	1,195,328	4	2	3	1	3	1	0	1	1	0	187	1,070
506	HELDERKRUIN	R	1,030,000	R	1,415,159	4	2	3	1	3	1	0	1	0	1	330	1,388
507	HELDERKRUIN	R	1,950,000	R	2,679,184	4	2.5	6	0	3	1	0	1	1	0	486	520
508	HELDERKRUIN	R	780,000	R	1,071,674	4	2.5	3	2	2	0	0	0	1	0	235	1,580
509	HELDERKRUIN	R	810,000	R	1,112,892	4	2	3	1	2	0	0	0	1	0	220	1,475
510	HELDERKRUIN	R	735,000	R	1,009,846	3	2	3	0	1	1	0	1	0	1	260	1,748
511	HELDERKRUIN	R	1,150,000	R	1,580,032	4	3.5	4	0	2	1	0	1	0	1	285	1,035
512	HELDERKRUIN	R	925,000	R	986,417	3	2.5	3	1	3	1	0	1	1	0	330	1,305
513	HELDERKRUIN	R	680,000	R	725,150	3	2	2	0	1	0	0	0	0	1	153	1,332
514	HELDERKRUIN	R	1,900,000	R	2,026,154	5	4	4	1	2	0	1	1	0	1	500	1,932
515	HELDERKRUIN	R	950,000	R	1,013,077	3	2	3	1	2	0	0	1	1	0	280	1,563
516	HELDERKRUIN	R	950,000	R	1,013,077	3	2.5	3	1	2	0	0	0	1	0	350	991
517	HELDERKRUIN	R	775,000	R	826,458	4	2	3	0	2	2	0	1	0	1	271	1,822
518	HELDERKRUIN	R	1,350,000	R	1,439,636	4	3	3	2	2	1	1	1	0	1	450	3,025
519	HELDERKRUIN	R	850,000	R	906,437	2	2	2	0	2	0	0	0	0	1	149	500
520	HELDERKRUIN	R	1,050,000	R	1,119,717	4	2	4	0	2	1	0	1	1	0	320	1,000
521	HELDERKRUIN	R	1,470,000	R	1,567,603	3	4	5	1	3	1	0	1	1	0	470	1,805
522	HELDERKRUIN	R	1,260,000	R	1,343,660	4	2.5	3	1	2	1	0	0	1	0	374	1,000
523	HELDERKRUIN	R	810,000	R	863,781	3	1	1	0	4	0	0	1	1	0	240	1,332
524	HELDERKRUIN	R	1,260,000	R	1,343,660	4	2.5	3	1	2	1	0	0	1	0	374	1,000
525	HELDERKRUIN	R	1,080,000	R	1,151,709	4	3	2	0	2	1	0	1	0	1	310	1,280
526	HELDERKRUIN	R	1,500,000	R	1,599,595	4	3	4	0	2	1	1	1	1	0	500	3,228
527	HELDERKRUIN	R	1,690,000	R	1,511,391	4	3	1	0	2	0	0	0	1	0	340	2,286
528	HELDERKRUIN	R	1,350,000	R	1,207,324	4	2	3	0	2	1	1	1	1	0	380	2,555
529	HELDERKRUIN	R	920,000	R	822,769	4	2	3	0	2	1	0	1	0	1	245	904
530	HELDERKRUIN	R	920,000	R	822,769	3	2	3	1	2	0	0	0	1	0	190	1,200
531	HELDERKRUIN	R	1,080,000	R	965,859	3	2	3	1	0	0	1	1	0	1	213	1,325
532	HELDERKRUIN	R	1,050,000	R	939,030	3	2	4	0	2	2	0	1	0	1	300	1,234
533	HELDERKRUIN	R	945,000	R	768,470	2	1	1	1	4	0	0	1	1	0	240	1,332
534	HELDERKRUIN	R	1,500,000	R	1,219,794	3	2.5	3	1	2	1	1	1	1	0	296	1,250
535	HELDERKRUIN	R	1,300,000	R	1,057,155	4	2	4	0	2	1	0	1	0	1	270	1,229
536	HELDERKRUIN	R	1,699,500	R	1,382,027	4	3.5	4	2	3	1	1	1	0	1	390	1,271
537	HELDERKRUIN	R	1,200,000	R	975,835	3	2.5	3	1	2	0	0	0	1	0	300	564
538	HELDERKRUIN	R	1,250,284	R	1,016,726	3	3	2	0	2	0	0	0	0	1	204	1,371
539	HELDERKRUIN	R	1,250,000	R	1,016,495	4	2	3	1	2	1	0	1	0	1	300	1,000
540	HELDERKRUIN	R	980,000	R	912,567	3	2	4	1	2	1	0	1	0	1	280	1,000
541	HELDERKRUIN	R	1,080,000	R	1,005,686	3	2	3	0	2	1	0	1	1	0	260	1,625
542	HELDERKRUIN	R	1,380,000	R	1,285,044	4	2	3	1	2	1	0	0	0	1	280	1,300
543	HELDERKRUIN	R	1,003,000	R	933,985	3	2	4	0	2	0	1	0	1	0	225	1,158
544	HELDERKRUIN & EXT	R	890,000	R	1,222,807	3	2.5	4	2	3	1	0	0	1	0	300	2,017
545	HELDERKRUIN & EXT	R	500,000	R	686,970	3	2	2	1	2	1	0	1	0	1	230	1,546
546	HELDERKRUIN & EXT	R	1,040,000	R	845,724	4	2	3	0	2	1	0	0	0	1	260	1,748
547	HELDERKRUIN & EXTENSION	R	332,000	R	1,238,670	4	2.5	3	0	2	1	0	1	0	1	400	1,449
548	HELDERKRUIN EXT	R	410,000	R	821,691	4	2	3	0	2	1	0	0	0	1	250	1,200
549	HELDERKRUIN EXT 1	R	430,000	R	1,604,301	4	2	3	0	3	0	0	1	0	1	380	7,500
550	HELDERKRUIN EXT 1	R	430,000	R	1,164,358	3	2	3	1	2	1	0	1	0	1	195	1,311
551	HELDERKRUIN EXT 1	R	600,000	R	1,019,638	3	2	4	1	3	1	0	1	0	1	360	1,435
552	HELDERKRUIN EXT 1	R	1,250,000	R	2,124,246	4	2.5	4	1	2	1	0	1	0	1	380	2,523
553	HELDERKRUIN EXT 1	R	1,100,000	R	1,511,335	3	2	3	0	4	1	1	1	1	0	400	1,800
554	HELDERKRUIN EXT 1	R	1,250,000	R	1,117,893	3	2	3	1	2	1	0	1	1	0	235	2,600
555	HELDERKRUIN EXT 1	R	1,750,000	R	1,423,093	3	2	4	0	3	1	1	1	0	1	428	1,036
556	HELDERKRUIN EXT 1	R	1,750,000	R	1,423,093	3	2	4	0	3	1	1	1	0	1	428	1,036
557	HELDERKRUIN EXT 13	R	765,000	R	1,051,065	4	2	3	0	2	1	0	1	0	1	250	1,650
558	HELDERKRUIN EXT 13	R	865,000	R	922,433	4	2	3	0	2	1	0	1	0	1	250	1,650
559	HELDERKRUIN EXT 2	R	435,000	R	871,794	3	2	2	1	2	1	0	1	0	1	245	1,200
560	HELDERKRUIN EXT 2	R	580,000	R	1,162,392	3	2	4	1	2	1	0	1	1	0	220	1,245
561	HELDERKRUIN EXT 2	R	470,000	R	798,717	3	2	2	1	2	0	0	0	0	1	280	1,021
562	HELDERKRUIN EXT 2	R	2,100,000	R	1,878,059	3	2.5	4	2	3	1	1	1	1	0	604	2,640
563	HELDERKRUIN EXT 3	R	225,000	R	839,460	3	2	3	0	2	0	0	1	0	1	213	1,249
564	HELDERKRUIN EXT 3	R	470,000	R	798,717	3	2	3	0	4	1	0	0	1	0	308	1,125
565	HELDERKRUIN EXT 3	R	480,000	R	815,710	4	2.5	3	0	4	1	0	0	0	1	260	1,297
566	HELDERKRUIN EXT 3	R	540,000	R	917,674	4	2	3	1	2	1	0	1	1	0	330	1,200
567	HELDERKRUIN EXT 6	R	950,000	R	1,305,244	3	2	3	2	2	1	0	1	0	1	300	1,128
568	HELDERKRUIN EXT 7	R	1,300,000	R	1,057,155	5	3.5	3	1	2	0	0	1	0	1	300	1,100
569	HELDERKRUIN MANOR	R	1,850,000	R	1,654,481	5	3.5	5	1	2	1	1	1	0	1	600	4,033
570	HELDERKRUIN MANOR	R	1,750,000	R	1,565,050	4	2.5	3	1	2	1	0	1	0	1	362	1,200
571	HELDERKRUIN VIEW	R	800,000	R	3,149,080	4	4	5	1	2	1	1	1	1	0	580	3,899
572	HELDERKRUIN VIEW	R	860,000	R	3,208,602	4	3	3	1	3	1	0	1	0	1	750	1,410
573	HELDERKRUIN VIEW	R	640,000	R	1,951,605	4	2	3	1	2	1	0	0	1	0	335	1,100
574	HELDERKRUIN VIEW	R	970,000	R	2,626,575	4	3	3	2	2	1	0	0	1	0	470	1,833
575	HELDERKRUIN VIEW	R	2,200,000	R	3,022,669	4	3	4	1	2	2	1	1	0	1	550	2,200
576	HELDERKRUIN VIEW	R	1,675,000	R	2,301,350	4	3.5	5	1	2	2	1	1	1	0	575	3,865
577	HELDERKRUIN VIEW	R	2,100,000	R	2,885,275	3	3	3	1	5	1	1	1	0	1	500	2,119
578	HELDERKRUIN VIEW	R	1,700,000	R	1,520,334	4	2.5	3	0	2	1	0	1	1	0	300	2,017
579	HELDERKRUIN VIEW	R	1,750,397	R	1,423,416	4	2.5	3	1	2	1	0	1	1	0	363	3,000
580	HONEYDEW	R	1,550,000	R	1,386,187	3	3	2	1	2	1	0	1	1	0	250	500
581	HONEYDEW	R	1,550,000	R	1,260,454	3	2	2	0	2	1	0	0	1	0	252	580
582	HONEYDEW MANOR	R	1,990,000	R	1,618,260	5	3	6	1	2	1	0	1	1	0	400	680
583	HONEYDEW MANOR	R	1,560,000	R	1,268,586	3	2	3	1	2	1	0	0	0	1	300	580
584	HONEYDEW RIDGE	R	1,360,000	R	1,450,300	3	2	3	1	2	0	0	0	1	0	220	529
585	HONEYDEW RIDGE	R	1,275,000	R	1,359,656	3	2.5	3	0	2	0	0	0	1	0	220	514
586	HONEYDEW RIDGE	R	1,620,000	R	1,727,563	3	2	2	1	2	1	0	1	0	1	292	602
587	HONEYDEW RIDGE	R	1,750,000	R	1,565,050	4	2.5	3	1	2	0	0	1	1	0	296	520
588	HONEYDEW RIDGE	R	1,085,000	R	970,331	3	2.5	2	0	2	0	0	0	0	1	200	600
589	HONEYDEW RIDGE	R	1,499,000	R	1,340,577	3	2	3	0	2	1	0	0	1	0	243	565
590	HONEYDEW RIDGE	R	1,700,000	R	1,520,334	3	2	3	0	2	1	0	1	1	0	287	600
591	HONEYDEW RIDGE	R	1,700,000	R	1,520,334	3	2	4	0	2	0	0	0	0	1	280	555
592	HONEYDEW RIDGE	R	1,550,000	R	1,260,454	3	2	4	0	2	1	0	0	1	0	264	600
593	HONEYDEW RIDGE	R	1,520,000	R	1,236,058	3	2	2	0	2	1	0	0	1	0	252	580
594	HONEYDEW RIDGE	R	1,500,000	R	1,219,794	3	2	3	1	2	0	0	0	0	1	250	1,681
595	HONEYDEW RIDGE	R	1,695,000	R	1,378,367	3	2.5	2	1	2	1	0	0	0	1	300	600
596	HONEYDEW RIDGE	R	1,765,000	R	1,435,291	3	2.5	3	1	3	1	0	1	1	0	320	520
597	HONEYDEW RIDGE	R	1,680,000	R	1,366,169	3	2.5	3	0	2	1	0	0	1	0	264	550
598	HONEYDEW RIDGE	R	2,080,000	R	1,691,448	3	2.5	4	1	2	1	0	1	0	1	350	540
599	HONEYDEW RIDGE	R	2,080,000	R	1,691,448	3	2.5	4	1	2	1	0	1	0	1	350	540
600	HONEYDEW RIDGE	R	1,500,000	R	1,219,794	3	2	3	0	2	0	0	0	1	0	250	550

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
601	HONEYDEW RIDGE	R	1,450,000	R	1,179,134	3	2	4	0	2	0	0	0	0	1	265	720
602	HONEYDEW RIDGE	R	1,760,000	R	1,431,225	3	2	3	1	2	0	0	1	0	1	280	1,882
603	HONEYDEW RIDGE	R	1,960,000	R	1,825,134	3	2.5	4	1	2	0	0	1	0	1	330	2,218
604	HONEYDEW RIDGE	R	1,600,000	R	1,489,906	4	2.5	4	0	2	0	0	1	0	1	300	620
605	HONEYDEW RIDGE	R	1,450,000	R	1,350,227	3	2	3	1	2	0	0	1	0	1	265	602
606	HONEYDEW RIDGE	R	1,258,000	R	1,171,438	3	2	4	0	2	0	0	0	0	1	200	486
607	HONEYDEW RIDGE	R	1,550,000	R	1,550,000	3	2.5	3	0	3	0	0	0	1	0	250	653
608	HONEYHILLS	R	237,554	R	935,095	3	2	3	1	2	1	0	0	0	1	300	970
609	HONEYHILLS	R	425,000	R	1,295,987	5	2.5	4	2	2	2	1	1	1	0	300	1,400
610	HONEYHILLS	R	370,000	R	1,128,271	3	2	2	0	2	1	0	1	0	1	200	1,368
611	HONEYHILLS	R	1,950,000	R	1,743,912	5	2.5	4	0	3	1	0	1	0	1	500	2,107
612	HORISON	R	180,000	R	918,776	4	2	3	0	1	1	0	0	0	1	215	1,200
613	HORISON	R	220,000	R	1,122,949	5	2.5	4	1	2	2	0	0	0	1	312	1,460
614	HORISON	R	235,000	R	1,199,513	5	2.5	4	1	2	2	0	0	0	1	312	1,460
615	HORISON	R	155,000	R	700,352	2	1	2	0	1	1	0	0	1	0	125	1,229
616	HORISON	R	175,000	R	790,720	3	1	2	0	1	0	0	0	1	0	124	1,100
617	HORISON	R	195,000	R	767,588	4	2	4	1	0	0	0	0	0	1	300	2,017
618	HORISON	R	245,000	R	964,406	3	2	3	1	1	1	0	1	0	1	230	1,000
619	HORISON	R	240,000	R	944,724	3	1	3	0	2	2	1	1	1	0	350	1,353
620	HORISON	R	220,000	R	865,997	4	2	3	1	2	1	0	0	0	1	220	1,833
621	HORISON	R	185,000	R	690,223	3	2	3	1	2	1	0	1	0	1	250	1,057
622	HORISON	R	270,000	R	823,333	4	2.5	3	0	1	0	1	1	1	0	300	1,400
623	HORISON	R	275,000	R	838,580	3	2	3	1	2	1	0	1	1	0	280	1,200
624	HORISON	R	275,000	R	838,580	4	1.5	3	0	1	1	0	1	1	0	260	1,100
625	HORISON	R	335,000	R	1,021,543	3	3	3	0	1	1	0	1	0	1	230	1,100
626	HORISON	R	420,000	R	1,280,740	3	2	3	1	2	1	0	1	1	0	285	1,100
627	HORISON	R	250,000	R	676,952	3	1	3	0	1	1	0	0	1	0	140	1,000
628	HORISON	R	230,000	R	622,796	3	1	3	0	1	1	0	0	1	0	150	1,200
629	HORISON	R	420,000	R	1,137,280	3	2.5	2	1	2	1	0	0	0	0	250	1,000
630	HORISON	R	274,000	R	741,940	4	2	3	0	1	1	0	0	1	0	200	1,344
631	HORISON	R	410,000	R	821,691	3	2	3	1	2	2	0	1	0	1	260	1,200
632	HORISON	R	360,000	R	721,485	3	2	2	1	2	1	0	0	1	0	220	1,100
633	HORISON	R	445,000	R	891,835	3	2	4	0	4	0	0	0	1	0	270	1,190
634	HORISON	R	540,000	R	1,082,227	4	2	3	0	0	1	0	1	0	1	190	1,051
635	HORISON	R	305,000	R	518,316	3	1	1	0	0	1	0	0	0	1	170	1,858
636	HORISON	R	450,000	R	764,729	3	1.5	3	1	0	1	0	0	0	1	200	1,344
637	HORISON	R	545,000	R	748,798	3	2	2	0	2	0	1	1	0	1	295	1,980
638	HORISON	R	370,000	R	508,358	3	2	3	0	2	1	0	0	1	0	200	1,200
639	HORISON	R	460,000	R	632,013	3	1	2	0	2	1	0	0	1	0	180	1,190
640	HORISON	R	645,000	R	886,192	4	2.5	3	1	2	1	1	0	1	0	300	1,200
641	HORISON	R	920,000	R	981,085	4	3	4	2	2	1	0	1	0	1	320	1,900
642	HORISON	R	650,000	R	693,158	3	2	3	0	2	1	0	0	0	1	165	1,109
643	HORISON	R	725,000	R	648,378	3	1.5	2	0	2	0	1	0	1	0	155	2,000
644	HORISON	R	830,000	R	742,281	3	2	3	0	4	0	1	0	1	0	180	1,500
645	HORISON	R	1,310,000	R	1,171,551	3	2.5	3	1	2	1	0	1	0	1	250	1,000
646	HORISON	R	890,000	R	723,744	3	1.5	3	1	1	1	0	0	1	0	173	1,212
647	HORISON	R	1,200,000	R	975,835	4	2.5	4	1	2	0	0	0	0	1	313	1,053
648	HORISON & EXT	R	720,000	R	767,806	3	2	2	1	2	1	0	0	0	1	180	1,200
649	HORISON EXT 1	R	240,000	R	731,852	3	1	2	1	0	1	1	0	0	1	170	1,000
650	HORISON EXT 1	R	385,000	R	1,042,506	3	2.5	4	1	2	1	0	1	0	1	225	1,363
651	HORISON EXT 1	R	480,000	R	961,980	3	2	3	0	2	1	0	1	0	1	170	2,247
652	HORISON EXT 1	R	450,000	R	764,729	3	1.5	3	1	0	2	1	0	0	1	240	1,600
653	HORISON EXT 1	R	480,000	R	815,710	3	2	2	1	2	1	0	1	0	1	170	1,200
654	HORISON EXT 1	R	580,000	R	985,650	3	2	3	1	3	1	0	1	0	1	220	1,479
655	HORISON EXT 1	R	480,000	R	815,710	3	2	2	0	2	1	0	1	0	1	180	1,200
656	HORISON EXT 1	R	525,000	R	721,319	3	2	2	0	2	1	0	1	0	1	160	1,076
657	HORISON EXT 1	R	560,000	R	769,407	3	1.5	2	0	0	1	0	1	0	1	190	991
658	HORISON EXT 1	R	595,000	R	817,495	3	1	3	0	1	1	0	0	1	0	160	1,000
659	HORISON EXT 1	R	650,000	R	693,158	3	1	3	0	1	1	0	0	1	0	200	1,344
660	HORISON EXT 1	R	1,250,000	R	1,016,495	4	2	3	1	2	1	0	1	1	0	360	2,420
661	HORISON PARK	R	566,795	R	778,743	3	2	3	0	2	1	0	1	1	0	200	996
662	HORISON PARK	R	740,000	R	1,016,716	3	2	3	1	5	1	0	1	0	1	250	991
663	HORISON PARK	R	1,380,000	R	1,471,628	4	2.5	4	1	2	1	1	0	0	1	578	2,000
664	HORISON PARK	R	1,050,000	R	1,119,717	3	2	2	0	2	1	0	0	0	1	295	998
665	HORISON PARK	R	1,000,000	R	894,314	3	2	3	0	1	0	1	1	0	1	250	1,000
666	HORISON VIEW	R	545,000	R	748,798	3	2	3	0	4	0	0	1	0	1	150	1,000
667	HORISON VIEW	R	640,000	R	682,494	3	2	2	1	2	1	0	0	0	1	240	1,057
668	HORISON VIEW	R	913,000	R	973,620	3	2	4	1	2	0	1	1	0	1	320	996
669	HORISON VIEW	R	670,000	R	599,190	3	2	1	1	2	1	0	0	0	1	160	1,000
670	HORISONPARK	R	160,000	R	629,816	3	2	3	0	0	0	0	1	1	0	160	991
671	HORISONPARK	R	250,000	R	984,087	3	2	2	1	2	1	0	1	0	1	200	1,700
672	HORISONPARK	R	210,000	R	783,496	3	2	3	0	3	0	0	1	0	1	180	1,051
673	HORISONPARK	R	240,000	R	895,424	4	3	4	1	3	1	0	0	0	1	200	1,017
674	HORISONPARK	R	280,000	R	1,044,661	3	2.5	3	0	2	1	0	1	1	0	230	991
675	HORISONPARK	R	281,000	R	856,876	3	2	3	0	2	1	0	1	0	1	200	1,110
676	HORISONPARK	R	349,000	R	1,064,234	3	2	3	1	1	1	0	1	0	1	220	1,200
677	HORISONPARK	R	245,000	R	747,099	3	2.5	2	0	1	1	0	0	0	1	160	1,400
678	HORISONPARK	R	388,000	R	1,050,630	3	2	3	1	2	1	0	1	0	1	180	1,210
679	HORISONPARK	R	350,000	R	947,733	3	2	2	1	2	1	0	1	0	1	230	1,100
680	HORISONPARK	R	380,000	R	1,028,967	3	2	2	1	2	1	0	1	0	1	190	991
681	HORISONPARK	R	520,000	R	883,686	3	2	3	1	2	1	0	1	0	1	285	1,200
682	HORIZON PARK	R	610,000	R	1,036,632	4	2.5	2	1	2	1	0	1	0	1	240	1,613
683	HORIZON VIEW	R	200,000	R	746,187	3	2	3	0	1	0	0	1	0	1	170	1,057
684	HORIZON VIEW	R	319,000	R	972,753	3	2	2	0	1	1	0	1	1	0	250	991
685	HORIZON VIEW	R	245,000	R	747,099	3	2	3	1	2	1	0	1	0	1	210	1,000
686	HORIZON VIEW	R	349,000	R	1,064,234	4	2	4	0	3	1	0	0	0	1	280	1,100
687	HORIZON VIEW	R	239,003	R	647,174	3	2	3	0	2	1	1	1	0	1	250	1,031
688	HORIZON VIEW	R	260,000	R	704,030	3	2	3	1	0	1	0	0	0	1	158	992
689	HORIZON VIEW	R	305,000	R	825,882	3	2	2	0	1	1	0	1	1	0	250	991
690	HORIZON VIEW	R	305,000	R	825,882	3	2	2	0	1	1	0	1	1	0	250	991
691	HORIZON VIEW	R	337,000	R	675,390	3	2	3	1	2	1	0	0	0	1	260	1,016
692	JEFFREYS BAY	R	1,000,000	R	813,196	4	3.5	5	0	2	0	1	0	1	0	230	654
693	KENMARE	R	276,000	R	1,029,737	4	2	3	0	2	1	0	1	1	0	300	1,536
694	KENMARE	R	290,000	R	785,265	3	2	3	1	2	0	0	0	1	0	140	724
695	KENMARE	R	300,000	R	601,237	3	2	1	0	2	0	0	0	1	0	113	366
696	KENMARE	R	920,000	R	1,264,025	4	2	3	0	2	1	1	1	0	1	450	1,300
697	KENMARE	R	410,000	R	563,316	2	1	2	0	1	1	0	0	1	0	170	774
698	KENMARE	R	700,000	R	961,758	2	2	2	0	2	0	0	0	0	1	233	1,144
699	KENMARE & EXT	R	500,000	R	849,698	4	3	2	0	2	1	1	0	1	0	300	1,700
700	KENMARE EXT 4	R	670,000	R	920,540	3	2	4	0	2	1	0	0	1	0	232	2,200

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
701	KENMARE EXT 4	R	485,000	R	666,361	3	2	3	0	2	1	0	0	0	1	220	1,000
702	KIDDS BEACH	R	1,050,000	R	1,119,717	3	2	3	1	2	0	0	1	0	1	280	349
703	KLOOFENDAL	R	330,000	R	1,298,995	3	2	4	1	2	1	0	1	0	1	290	1,607
704	KLOOFENDAL	R	350,000	R	1,305,826	3	2	3	1	2	0	0	1	0	1	250	1,800
705	KLOOFENDAL	R	340,000	R	1,268,517	6	3	4	0	2	0	0	1	1	0	311	1,750
706	KLOOFENDAL	R	550,000	R	1,677,160	4	2.5	3	1	2	1	0	1	1	0	270	1,900
707	KLOOFENDAL	R	485,000	R	1,478,950	3	2	3	1	2	1	0	0	1	0	330	1,944
708	KLOOFENDAL	R	350,000	R	1,067,284	3	2	3	1	2	1	0	1	1	0	200	1,500
709	KLOOFENDAL	R	520,000	R	1,585,679	4	2	3	1	2	1	0	1	1	0	273	2,217
710	KLOOFENDAL	R	490,000	R	1,494,197	3	2	3	0	2	0	0	1	0	1	254	1,707
711	KLOOFENDAL	R	600,000	R	1,624,685	3	2	3	1	2	1	0	1	0	1	300	1,510
712	KLOOFENDAL	R	440,000	R	1,191,436	4	2	4	0	2	1	0	0	1	0	390	1,784
713	KLOOFENDAL	R	1,625,369	R	2,233,160	4	3	5	0	2	1	1	1	1	0	396	1,380
714	KLOOFENDAL	R	1,100,000	R	1,173,037	3	2	3	0	3	1	0	1	0	1	250	1,300
715	KLOOFENDAL	R	1,495,000	R	1,594,263	4	2	3	1	3	1	0	1	0	1	392	1,530
716	KLOOFENDAL	R	965,000	R	1,029,073	3	2	3	1	2	1	0	1	1	0	316	2,124
717	KLOOFENDAL	R	2,000,000	R	1,788,628	4	4	4	1	2	0	0	1	0	1	316	737
718	KLOOFENDAL	R	2,200,000	R	1,967,491	3	2.5	3	1	3	2	1	0	1	0	520	1,616
719	KLOOFENDAL	R	1,825,000	R	1,632,123	3	2	3	1	2	1	1	1	0	1	600	1,750
720	KLOOFENDAL	R	1,700,000	R	1,382,433	4	3.5	4	1	2	1	0	1	1	0	380	2,555
721	KLOOFENDAL	R	1,500,000	R	1,500,000	3	2	3	1	2	1	1	1	1	0	350	2,026
722	KLOOFENDAL EXT 1	R	815,000	R	1,385,008	3	2	3	0	2	0	0	1	0	1	240	1,400
723	KLOOFENDAL EXT 1	R	1,030,000	R	921,143	4	2.5	3	0	2	1	0	1	1	0	230	1,683
724	KRUGERSDORP	R	280,000	R	853,827	3	2	2	1	2	1	0	0	1	0	208	2,000
725	KRUGERSDORP	R	320,000	R	975,802	3	2	2	1	2	1	0	0	1	0	208	2,000
726	KRUGERSDORP	R	1,300,000	R	2,209,216	4	2.5	3	1	2	1	0	0	1	0	470	1,250
727	KRUGERSDORP	R	750,000	R	670,736	3	2	2	0	2	0	0	0	1	0	135	908
728	KRUGERSDORP NORTH	R	360,000	R	611,783	3	1	2	0	2	1	0	0	1	0	140	980
729	KRUGERSDORP NORTH	R	370,000	R	508,358	3	1	2	1	1	1	0	0	0	1	140	700
730	KRUGERSDORP WEST	R	440,000	R	469,215	3	2	3	0	1	1	0	0	0	1	160	1,076
731	LINDHAVEN	R	198,000	R	779,397	3	2	3	1	1	1	0	0	1	0	240	1,000
732	LINDHAVEN	R	250,000	R	676,952	4	2	2	0	2	0	0	1	0	1	180	898
733	LINDHAVEN	R	230,000	R	622,796	3	1	2	1	1	1	0	1	0	1	120	1,000
734	LINDHAVEN	R	195,000	R	528,023	3	1	3	0	1	1	0	1	0	1	140	742
735	LINDHAVEN	R	420,000	R	713,747	3	2	3	0	3	1	0	1	1	0	280	1,177
736	LINDHAVEN	R	250,000	R	343,485	3	2	2	1	1	0	0	1	0	1	104	699
737	LINDHAVEN	R	550,000	R	755,667	4	2	3	0	2	0	0	1	0	1	207	880
738	LINDHAVEN	R	695,000	R	621,548	4	2	3	0	2	0	0	1	0	1	197	1,324
739	LINDHAVEN EXT 2	R	370,000	R	628,777	4	2	3	0	0	1	1	1	0	1	155	1,000
740	LITTLE FALLS	R	250,000	R	1,129,599	3	2	3	0	2	1	0	0	0	1	216	1,036
741	LITTLE FALLS	R	210,000	R	948,863	3	2	2	0	2	0	0	0	0	1	180	1,087
742	LITTLE FALLS	R	200,000	R	787,270	3	2	2	0	0	0	0	0	1	0	130	1,092
743	LITTLE FALLS	R	370,000	R	1,456,449	4	2	3	0	2	2	0	1	0	1	250	1,066
744	LITTLE FALLS	R	410,000	R	1,613,903	4	3	3	1	2	1	0	1	0	1	360	1,036
745	LITTLE FALLS	R	258,000	R	962,581	3	2	3	1	3	1	0	0	0	1	230	1,272
746	LITTLE FALLS	R	340,000	R	1,268,517	3	2	3	0	2	1	0	0	0	1	200	440
747	LITTLE FALLS	R	340,000	R	1,268,517	3	2	3	0	2	1	0	0	0	1	200	440
748	LITTLE FALLS	R	430,000	R	1,604,301	3	2	3	1	2	1	0	0	1	0	310	1,036
749	LITTLE FALLS	R	880,000	R	3,283,221	4	3	3	1	3	1	0	1	1	0	580	1,100
750	LITTLE FALLS	R	480,000	R	1,463,703	4	2	3	0	2	1	0	1	0	1	250	723
751	LITTLE FALLS	R	575,000	R	1,753,395	4	3.5	3	1	2	1	0	0	0	1	350	1,200
752	LITTLE FALLS	R	560,000	R	1,707,654	5	2.5	4	0	2	1	0	1	1	0	500	1,036
753	LITTLE FALLS	R	320,000	R	975,802	3	2	3	1	2	1	0	0	0	1	210	1,273
754	LITTLE FALLS	R	610,000	R	1,860,123	5	3	3	0	3	0	0	1	0	1	400	1,200
755	LITTLE FALLS	R	455,000	R	1,387,469	3	2	2	1	2	1	0	1	0	1	305	1,236
756	LITTLE FALLS	R	490,000	R	1,326,826	3	2	3	0	2	0	0	0	0	1	300	2,017
757	LITTLE FALLS	R	650,000	R	1,760,076	3	2.5	3	0	2	1	0	1	0	1	285	610
758	LITTLE FALLS	R	490,000	R	1,326,826	3	2	3	0	2	0	0	0	0	1	300	2,017
759	LITTLE FALLS	R	250,000	R	676,952	2	2	2	0	2	0	0	1	0	1	100	350
760	LITTLE FALLS	R	780,000	R	2,112,091	4	2.5	3	0	2	1	0	1	0	1	330	2,218
761	LITTLE FALLS	R	520,000	R	1,408,061	3	2	3	0	2	0	0	0	1	0	262	1,000
762	LITTLE FALLS	R	590,000	R	1,597,607	5	3	4	1	2	1	0	1	0	1	450	1,036
763	LITTLE FALLS	R	524,000	R	1,050,161	3	2	0	0	2	0	0	0	1	0	220	1,035
764	LITTLE FALLS	R	715,000	R	1,432,949	3	2	3	0	2	0	0	0	0	1	252	1,694
765	LITTLE FALLS	R	288,000	R	577,188	3	2	2	0	2	0	0	0	1	0	137	250
766	LITTLE FALLS	R	730,000	R	1,463,011	3	2	2	0	2	0	0	1	0	1	252	1,694
767	LITTLE FALLS	R	950,000	R	1,903,918	3	3	3	1	2	1	0	0	0	1	430	1,200
768	LITTLE FALLS	R	1,600,000	R	3,206,600	5	4	6	1	4	1	0	1	1	0	688	2,500
769	LITTLE FALLS	R	1,000,000	R	2,004,125	3	2.5	4	0	2	1	0	1	0	1	400	1,980
770	LITTLE FALLS	R	1,200,000	R	2,404,950	5	3.5	3	1	4	2	1	1	0	1	750	3,700
771	LITTLE FALLS	R	790,000	R	1,583,259	3	3	3	1	3	1	0	1	0	1	359	1,048
772	LITTLE FALLS	R	650,000	R	1,302,681	3	2	2	0	2	0	0	0	0	1	262	500
773	LITTLE FALLS	R	620,000	R	1,242,557	3	2	3	0	2	1	0	0	0	1	260	1,748
774	LITTLE FALLS	R	650,000	R	1,302,681	3	2.5	3	1	2	1	0	0	1	0	240	740
775	LITTLE FALLS	R	520,000	R	1,042,145	3	2	2	0	1	2	0	0	0	1	311	2,600
776	LITTLE FALLS	R	830,000	R	1,663,424	4	3.5	3	1	2	0	0	1	1	0	477	1,602
777	LITTLE FALLS	R	700,000	R	1,402,887	4	3	4	0	2	1	1	1	1	0	400	1,100
778	LITTLE FALLS	R	400,000	R	801,650	3	2	2	0	2	0	0	0	0	1	120	1,100
779	LITTLE FALLS	R	1,250,000	R	2,505,156	6	3.5	7	1	4	1	0	1	0	1	900	2,000
780	LITTLE FALLS	R	610,000	R	1,222,516	3	2.5	2	0	1	1	0	1	1	0	210	1,200
781	LITTLE FALLS	R	850,000	R	1,703,506	3	2	2	1	2	0	0	0	0	1	310	1,850
782	LITTLE FALLS	R	1,550,000	R	2,634,065	4	3.5	4	1	3	1	0	1	0	1	550	1,700
783	LITTLE FALLS	R	1,550,000	R	2,634,065	4	3.5	4	1	3	1	0	1	0	1	550	1,700
784	LITTLE FALLS	R	740,000	R	1,257,554	3	2	3	0	2	1	1	1	0	1	300	1,290
785	LITTLE FALLS	R	880,000	R	1,495,469	3	2.5	4	1	2	1	0	1	0	1	300	1,000
786	LITTLE FALLS	R	675,000	R	1,147,093	3	2	3	0	2	0	0	0	0	1	230	1,200
787	LITTLE FALLS	R	750,000	R	1,274,548	3	2.5	2	1	1	2	1	0	0	1	476	1,036
788	LITTLE FALLS	R	647,000	R	1,099,510	3	2	2	0	2	0	0	0	0	1	220	1,250
789	LITTLE FALLS	R	1,150,000	R	1,954,306	3	2	6	1	2	1	0	0	1	0	530	1,500
790	LITTLE FALLS	R	790,000	R	1,342,523	3	2	4	1	2	1	0	0	1	0	300	1,600
791	LITTLE FALLS	R	675,000	R	1,147,093	3	2	2	1	2	0	0	0	1	0	260	1,014
792	LITTLE FALLS	R	1,120,000	R	1,903,324	4	2	4	1	2	1	0	1	1	0	360	1,040
793	LITTLE FALLS	R	655,000	R	1,113,105	3	2	2	1	2	0	0	0	0	1	200	500
794	LITTLE FALLS	R	730,000	R	1,240,560	3	2	3	0	2	1	1	1	0	1	250	1,038
795	LITTLE FALLS	R	730,000	R	1,240,560	3	2	3	0	2	1	1	1	0	1	250	1,038
796	LITTLE FALLS	R	1,470,000	R	2,019,693	4	3.5	5	1	3	1	0	1	0	1	608	1,500
797	LITTLE FALLS	R	495,000	R	680,101	3	2	2	0	2	0	0	0	1	0	103	360
798	LITTLE FALLS	R	850,000	R	1,167,849	3	2.5	3	1	2	0	0	1	0	1	240	1,250
799	LITTLE FALLS	R	520,000	R	714,449	3	2	2	0	2	0	0	0	1	0	143	480
800	LITTLE FALLS	R	890,000	R	1,222,807	4	2	2	1	2	1	0	0	0	1	200	982

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
801	LITTLE FALLS	R	720,000	R	989,237	3	2	3	0	2	0	0	1	0	1	240	1,000
802	LITTLE FALLS	R	1,450,000	R	1,992,214	3	2.5	5	1	2	1	0	0	0	1	396	880
803	LITTLE FALLS	R	1,300,000	R	1,786,123	3	3	3	0	2	1	1	1	0	1	375	1,526
804	LITTLE FALLS	R	1,150,000	R	1,226,356	3	2	4	1	3	1	0	1	0	1	320	1,100
805	LITTLE FALLS	R	995,000	R	1,061,065	4	2	3	0	0	0	1	0	0	1	275	1,849
806	LITTLE FALLS	R	790,000	R	842,454	3	2	1	0	2	0	0	1	1	0	170	1,000
807	LITTLE FALLS	R	1,700,000	R	1,812,875	5	3	3	1	2	1	1	1	0	1	420	1,100
808	LITTLE FALLS	R	2,250,000	R	2,399,393	4	2.5	3	0	2	0	0	0	0	1	400	2,689
809	LITTLE FALLS	R	1,500,000	R	1,599,595	5	3.5	3	1	2	1	0	1	1	0	450	1,862
810	LITTLE FALLS	R	1,445,000	R	1,292,284	3	2	3	0	2	1	0	1	0	1	480	1,100
811	LITTLE FALLS	R	999,000	R	893,420	3	2	3	0	2	0	0	0	0	1	200	486
812	LITTLE FALLS	R	1,300,000	R	1,162,608	3	2	2	0	2	1	1	0	0	1	220	500
813	LITTLE FALLS	R	1,180,000	R	1,055,291	3	2	2	0	3	0	1	1	1	0	210	600
814	LITTLE FALLS	R	1,680,000	R	1,502,448	5	2	4	0	2	1	0	1	0	1	380	2,555
815	LITTLE FALLS	R	1,630,000	R	1,457,732	3	2.5	4	1	2	1	0	1	0	1	330	530
816	LITTLE FALLS	R	1,425,000	R	1,274,397	4	2.5	4	1	2	1	0	0	1	0	285	900
817	LITTLE FALLS	R	995,000	R	889,842	3	2	2	1	2	1	0	1	0	1	180	388
818	LITTLE FALLS	R	1,595,000	R	1,426,431	4	2.5	3	0	2	1	1	1	0	1	370	1,200
819	LITTLE FALLS	R	1,480,000	R	1,323,585	3	2	2	1	2	0	0	1	0	1	258	462
820	LITTLE FALLS	R	2,000,000	R	1,626,392	4	2.5	3	0	4	1	0	1	1	0	400	1,000
821	LITTLE FALLS	R	1,500,000	R	1,219,794	3	2	5	1	2	1	0	1	0	1	320	782
822	LITTLE FALLS	R	1,520,000	R	1,236,058	3	2.5	2	0	2	0	0	1	0	1	264	1,775
823	LITTLE FALLS	R	1,600,000	R	1,301,114	5	2.5	3	0	2	1	0	1	0	1	410	1,036
824	LITTLE FALLS	R	1,000,000	R	813,196	3	2	2	0	2	0	0	0	0	1	176	480
825	LITTLE FALLS	R	1,620,000	R	1,508,529	3	2.5	3	0	2	1	0	1	1	0	315	1,350
826	LITTLE FALLS	R	2,158,823	R	2,010,277	4	3	4	1	2	1	1	1	0	1	420	1,100
827	LITTLE FALLS	R	800,000	R	744,953	3	2	2	0	0	1	0	1	0	1	120	1,018
828	LITTLE FALLS	R	2,050,000	R	1,908,942	3	3.5	3	0	3	1	0	1	0	1	420	1,700
829	LITTLE FALLS	R	935,000	R	935,000	3	2	3	0	2	0	0	0	1	0	190	537
830	LITTLE FALLS & EXT	R	520,000	R	714,449	2	2	2	0	2	0	0	0	0	1	128	388
831	LITTLE FALLS & EXT	R	600,000	R	824,364	3	2	2	0	2	0	0	0	0	1	136	500
832	LITTLE FALLS & EXT	R	1,150,000	R	1,580,032	4	2	3	1	2	1	0	1	0	1	380	1,106
833	LITTLE FALLS & EXT	R	1,265,000	R	1,131,307	3	3	3	1	0	0	0	0	1	0	320	1,200
834	LITTLE FALLS & EXTENSION	R	850,000	R	1,703,506	3	2	3	0	2	1	0	1	0	1	307	653
835	LITTLE FALLS EXT 1	R	800,000	R	1,359,517	4	2.5	3	0	2	1	0	1	1	0	330	1,200
836	LITTLE FALLS EXT 1	R	1,730,000	R	2,376,917	3	3	3	1	2	1	0	1	0	1	493	1,110
837	LITTLE FALLS EXT 1	R	650,000	R	893,061	3	2	4	1	2	0	0	1	1	0	300	1,540
838	LITTLE FALLS EXT 1	R	1,300,000	R	1,210,548	4	2	3	0	2	1	0	1	1	0	250	1,689
839	LITTLE FALLS EXT 2	R	400,000	R	1,492,373	3	2	3	1	2	1	0	0	0	1	320	1,001
840	LITTLE FALLS EXT 2	R	850,000	R	3,171,293	5	3	4	1	2	1	1	1	1	0	560	974
841	LITTLE FALLS EXT 2	R	945,000	R	1,298,374	3	2.5	3	0	2	1	1	0	1	0	220	500
842	LITTLE FALLS EXT 2	R	825,000	R	1,133,501	3	3	3	1	2	1	0	0	1	0	330	800
843	LITTLE FALLS EXT 2	R	830,000	R	885,109	3	2	3	0	2	1	0	0	1	0	190	950
844	LITTLE FALLS EXT 2	R	1,100,000	R	1,173,037	4	3	3	0	2	1	0	1	1	0	235	1,135
845	LITTLE FALLS EXT 2	R	1,250,000	R	1,332,996	4	2	2	1	2	0	0	1	1	0	240	816
846	LITTLE FALLS EXT 2	R	1,100,000	R	1,173,037	3	3	3	0	2	1	1	1	1	0	375	1,526
847	LITTLE FALLS EXT 2	R	1,060,000	R	947,973	3	2	4	0	2	1	0	0	0	1	212	514
848	LITTLE FALLS EXT 2	R	1,850,000	R	1,722,703	5	4	3	1	3	1	1	1	0	1	450	996
849	LONEHILL	R	1,150,000	R	1,028,461	2	3	3	1	2	0	0	0	0	1	228	290
850	MALANSHOF	R	1,050,000	R	1,119,717	4	2	3	0	2	1	0	1	0	1	200	1,487
851	MANABA BEACH	R	350,000	R	480,879	3	2	2	0	0	0	0	0	0	1	110	739
852	MANABA BEACH	R	350,000	R	480,879	3	2	2	0	0	0	0	0	0	1	110	739
853	MARAISBURG	R	180,000	R	671,568	3	2	2	0	2	1	0	0	1	0	200	991
854	MARAISBURG	R	170,000	R	460,328	3	1	4	0	2	1	0	1	0	1	150	1,239
855	MARAISBURG	R	700,000	R	626,020	3	2	2	0	2	2	0	1	0	1	180	938
856	MARAISBURG EXT	R	275,000	R	551,134	3	1	1	0	1	1	1	1	0	1	180	952
857	MARTINDALE	R	330,000	R	661,361	3	2	2	0	2	1	0	1	0	1	180	495
858	MINDADORE EXT	R	179,000	R	667,837	4	2	3	1	2	1	0	0	0	1	248	997
859	MINDALORE	R	140,000	R	714,604	3	2	0	1	1	1	0	0	0	1	135	950
860	MINDALORE	R	250,000	R	676,952	3	2	3	0	1	0	0	1	0	1	210	1,200
861	MINDALORE	R	200,000	R	541,562	3	2.5	3	1	1	0	0	0	0	1	210	1,000
862	MINDALORE	R	260,000	R	704,030	3	2	3	1	2	2	0	1	0	1	188	1,264
863	MINDALORE	R	215,000	R	582,179	3	2	2	1	2	1	0	0	0	1	185	997
864	MINDALORE	R	280,000	R	561,155	3	2	3	0	1	1	0	0	0	1	172	1,100
865	MINDALORE	R	350,000	R	480,879	3	2	2	0	1	1	0	0	0	1	130	991
866	MINDALORE	R	350,000	R	480,879	3	2	2	0	1	1	0	0	0	1	130	991
867	MINDALORE	R	600,000	R	639,838	3	2	2	0	2	1	0	0	0	1	245	1,647
868	MINDALORE	R	699,000	R	568,424	3	1	2	0	2	0	1	0	0	1	220	1,001
869	MONTGOMERY PARK	R	910,000	R	970,421	3	2	3	1	3	1	0	1	1	0	300	2,017
870	MONUMENT	R	194,000	R	723,801	3	2	3	1	1	1	0	0	1	0	190	1,115
871	MONUMENT	R	370,000	R	1,001,889	4	2	3	0	2	1	0	0	1	0	280	3,000
872	MONUMENT	R	600,000	R	1,202,475	3	2	3	1	2	1	1	1	1	0	400	1,300
873	NEWLANDS	R	145,000	R	655,168	2	1	2	0	1	0	0	0	1	0	112	250
874	NEWLANDS	R	160,000	R	487,901	3	2	2	0	1	0	1	0	0	1	130	874
875	NOORDHEUWEL	R	290,000	R	884,321	3	2	3	1	2	1	0	0	1	0	306	2,057
876	NOORDHEUWEL	R	650,000	R	1,982,098	4	2	3	0	2	0	0	1	0	1	451	1,800
877	NOORDHEUWEL	R	650,000	R	1,760,076	4	2	3	1	2	1	0	1	1	0	521	2,500
878	NOORDHEUWEL	R	700,000	R	1,895,466	4	3	5	1	3	1	0	1	1	0	700	1,764
879	NOORDHEUWEL	R	630,000	R	1,262,599	3	3	3	1	3	1	0	1	0	1	400	2,689
880	NOORDHEUWEL	R	630,000	R	1,262,599	3	3	3	1	3	1	0	1	0	1	400	2,689
881	NOORDHEUWEL	R	435,000	R	597,664	3	2	2	0	0	0	0	0	1	0	149	1,002
882	NOORDHEUWEL	R	1,050,000	R	1,119,717	3	2	2	0	2	0	0	0	1	0	190	1,277
883	NOORDHEUWEL EXT 3	R	680,000	R	2,073,580	4	1	4	2	4	1	1	1	1	0	555	3,731
884	NOORDHEUWEL EXT 3	R	895,000	R	1,229,677	3	2.5	3	0	2	1	0	0	0	1	212	1,200
885	NOORDHEUWEL EXT 4	R	227,000	R	846,922	3	2	2	0	1	0	0	0	1	0	150	899
886	NOORDHEUWEL EXT 4	R	305,000	R	825,882	3	2	3	1	2	0	0	1	1	0	180	800
887	NOORDHEUWEL EXT 4	R	670,000	R	1,138,596	4	2.5	4	1	2	1	0	0	1	0	280	1,250
888	NOORDHEUWEL EXT 4	R	550,000	R	934,668	4	2.5	3	0	2	0	0	0	0	1	341	1,600
889	NOORDHEUWEL EXT 4	R	330,000	R	560,801	3	1	1	0	3	0	0	0	1	0	150	1,600
890	NOORDHEUWEL EXT 4	R	720,000	R	1,223,566	3	2	3	0	4	1	0	1	1	0	374	2,514
891	NOORDHEUWEL EXT 4	R	680,000	R	934,280	4	2.5	3	1	2	1	1	1	0	1	297	1,600
892	NOORDHEUWEL EXT 4	R	780,000	R	831,790	3	2	4	1	2	0	1	0	1	0	188	1,250
893	NOORDHEUWEL EXT 9	R	385,000	R	654,268	3	2	3	0	2	0	0	0	1	0	240	1,100
894	NOORDKRUIN	R	1,165,000	R	1,979,797	3	2.5	3	1	2	1	0	1	0	1	380	1,289
895	NOORDKRUIN	R	799,000	R	1,357,818	4	3.5	3	1	2	1	0	1	0	1	340	1,400
896	NOORDKRUIN	R	1,200,000	R	1,648,729	5	3.5	4	1	4	1	1	1	0	1	520	1,320
897	NOORDKRUIN	R	3,155,000	R	4,334,782	4	2	4	0	2	1	0	0	0	1	700	4,706
898	NOORDKRUIN	R	1,700,000	R	1,812,875	5	3.5	5	1	2	2	0	0	0	1	550	1,600
899	NOORDKRUIN	R	2,950,000	R	3,145,871	5	4	5	0	3	1	1	1	0	1	800	5,378
900	NORTH RIDING	R	1,630,000	R	1,457,732	3	3	2	1	2	1	0	1	0	1	253	761

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
901	NORTH RIDING A H	R	1,166,000	R	1,602,015	3	2.5	3	1	2	1	1	1	1	0	300	8,400
902	NORTHCLIFF	R	1,300,000	R	1,386,316	3	2	4	1	2	1	0	1	0	1	280	1,487
903	NORTHCLIFF	R	1,680,000	R	1,502,448	3	2	2	0	0	0	1	0	0	1	350	1,487
904	NORTHCLIFF	R	3,900,000	R	3,487,825	4	3.5	3	1	2	2	0	1	0	1	710	1,983
905	NORTHCLIFF	R	4,100,000	R	3,666,687	4	3.5	3	1	3	1	0	1	0	1	725	2,030
906	NORTHCLIFF EXT 15	R	1,700,000	R	1,812,875	4	4.5	6	1	2	2	0	1	1	0	420	1,603
907	NORTHCLIFF EXT 19	R	390,000	R	1,056,045	3	2	3	0	2	1	0	0	0	1	200	1,138
908	NORTHCLIFF EXT 19	R	1,300,000	R	1,786,123	4	2.5	4	3	3	1	0	1	0	1	378	2,541
909	NORTHCLIFF EXT 19	R	1,150,261	R	1,580,390	4	2.5	2	1	4	1	0	1	0	1	420	1,351
910	NORTHCLIFF EXT 19	R	850,000	R	906,437	3	2	3	0	2	1	0	1	0	1	300	1,000
911	NORTHCLIFF EXT 20	R	560,000	R	1,122,310	4	2	3	0	4	0	0	1	0	1	218	1,192
912	NORTHCLIFF EXT 25	R	718,000	R	2,189,456	4	2	3	1	5	2	0	1	1	0	600	1,310
913	NORTHWOLD	R	915,000	R	1,257,156	3	2	3	0	2	0	1	1	1	0	330	1,000
914	OAKDENE	R	389,000	R	534,463	3	1	2	0	1	1	0	1	1	0	190	900
915	OLIVEDALE	R	1,050,000	R	1,119,717	4	2	2	0	0	0	0	1	0	1	250	1,500
916	ONTDEKKERSPARK	R	270,000	R	1,219,967	3	2	3	1	2	1	0	0	0	1	325	1,009
917	ONTDEKKERSPARK	R	265,000	R	1,197,375	3	2	3	1	2	1	0	1	0	1	300	2,400
918	ONTDEKKERSPARK	R	298,000	R	1,173,032	6	3	2	0	0	0	0	0	0	1	240	991
919	ONTDEKKERSPARK	R	600,000	R	1,624,685	5	4	5	1	6	2	0	0	0	1	500	2,451
920	ONTDEKKERSPARK	R	470,000	R	1,272,670	4	2	1	0	2	1	0	0	0	1	240	991
921	ONTDEKKERSPARK	R	1,200,000	R	2,039,276	4	3	4	1	3	2	1	1	1	0	500	3,731
922	ONTDEKKERSPARK	R	550,000	R	755,667	3	2	2	0	2	0	0	0	0	1	190	1,277
923	ONTDEKKERSPARK	R	1,900,000	R	1,769,263	0	2	1	0	0	1	0	0	0	1	294	999
924	ORKNEY	R	820,000	R	733,337	3	3	2	0	2	0	0	0	1	0	264	354
925	ORKNEY	R	820,000	R	733,337	3	3	2	0	2	0	0	1	1	0	264	354
926	PARKTOWN	R	880,000	R	938,429	3	2	2	0	1	0	0	0	0	1	300	1,000
927	POORTVIEW	R	700,000	R	2,134,567	5	2	3	1	1	2	0	0	0	1	385	2,588
928	POORTVIEW	R	1,650,000	R	2,267,002	4	2	3	0	3	3	1	0	0	1	700	10,000
929	POORTVIEW	R	3,000,000	R	4,121,822	4	4.5	5	1	3	1	1	1	1	0	650	8,500
930	POORTVIEW	R	1,950,000	R	2,679,184	4	3	3	1	2	1	1	0	1	0	550	10,000
931	POORTVIEW	R	1,550,000	R	1,386,187	3	2.5	3	0	2	0	0	0	0	1	210	830
932	QUELLERIE PARK EXT 1	R	130,000	R	352,015	3	1	1	0	1	1	0	1	0	1	100	393
933	QUELLERINA	R	270,000	R	1,378,164	4	2	3	0	2	1	1	0	1	0	320	1,967
934	QUELLERINA	R	320,000	R	1,259,632	3	2	3	0	2	1	0	0	0	1	250	1,983
935	QUELLERINA	R	345,000	R	1,287,172	4	2	4	0	2	1	1	1	1	0	290	1,691
936	QUELLERINA	R	350,000	R	1,305,826	4	2	3	1	2	1	0	0	0	1	380	1,020
937	QUELLERINA	R	360,000	R	1,343,136	3	2	3	1	4	1	0	1	0	1	220	1,711
938	QUELLERINA	R	725,000	R	2,210,802	4	2	3	1	3	1	1	1	0	1	512	1,800
939	QUELLERINA	R	440,000	R	1,191,436	3	2	3	1	3	1	1	1	1	0	320	1,448
940	QUELLERINA	R	500,000	R	1,353,904	4	2	4	1	2	0	0	1	1	0	288	1,491
941	QUELLERINA	R	720,000	R	1,949,622	4	2	3	1	2	1	0	1	0	1	430	3,267
942	QUELLERINA	R	445,000	R	1,204,975	5	3	3	1	2	1	0	0	0	1	230	1,207
943	QUELLERINA	R	520,000	R	1,042,145	4	1.5	3	1	2	1	1	0	1	0	290	1,200
944	QUELLERINA	R	490,000	R	982,021	4	3.5	3	0	2	1	0	1	1	0	300	1,351
945	QUELLERINA	R	840,000	R	1,683,465	4	2	3	0	2	2	0	0	0	1	400	3,000
946	QUELLERINA	R	545,000	R	926,171	3	2	4	0	2	1	0	1	1	0	200	1,240
947	QUELLERINA	R	940,000	R	1,597,433	5	2	3	1	2	1	0	1	1	0	300	2,164
948	QUELLERINA	R	900,000	R	1,529,457	4	3	3	1	2	2	0	1	1	0	600	1,600
949	QUELLERINA	R	1,400,000	R	1,923,517	3	2.5	3	1	2	1	1	1	0	1	300	1,908
950	QUELLERINA	R	1,500,000	R	1,599,595	4	2	3	1	3	1	0	1	0	1	350	1,680
951	QUELLERINA	R	1,225,000	R	1,306,336	3	2	3	1	2	1	0	1	0	1	340	1,410
952	QUELLERINA	R	870,000	R	927,765	4	2	3	0	2	1	0	1	0	1	250	1,500
953	QUELLERINA	R	2,150,000	R	2,292,753	6	4	4	1	4	1	1	1	0	1	720	1,985
954	QUELLERINA	R	850,000	R	906,437	2	2	2	1	2	1	0	1	0	1	228	682
955	QUELLERINA	R	1,300,000	R	1,162,608	4	2	3	1	2	0	0	0	1	0	240	1,400
956	QUELLERINA	R	1,000,000	R	894,314	3	2	3	0	2	1	0	0	0	1	241	1,425
957	QUELLERINA	R	1,200,000	R	1,073,177	3	2	2	0	2	1	0	0	1	0	200	1,700
958	QUELLERINA	R	1,815,000	R	1,623,180	8	4	4	0	2	1	1	1	0	1	350	1,862
959	QUELLERINA	R	1,980,000	R	1,610,128	4	2.5	3	1	2	0	0	1	0	1	370	1,230
960	QUELLERINA	R	950,000	R	884,631	3	2	2	1	2	1	0	0	1	0	185	309
961	QUELLERINA	R	1,195,000	R	1,112,773	4	2	3	1	2	1	0	1	0	1	250	1,200
962	RADIOKOP	R	660,000	R	906,801	3	2	2	0	0	0	1	1	1	0	230	898
963	RADIOKOP	R	685,000	R	941,149	3	2	2	1	0	1	0	1	0	1	190	425
964	RADIOKOP	R	785,000	R	1,078,543	3	2	3	0	2	1	0	0	0	1	250	485
965	RADIOKOP	R	670,000	R	920,540	3	2	2	0	2	0	0	0	0	1	190	480
966	RADIOKOP	R	700,000	R	961,758	3	2	2	0	2	0	0	0	0	1	180	1,210
967	RADIOKOP	R	720,000	R	989,237	3	2	3	1	0	0	0	1	0	1	167	1,123
968	RADIOKOP	R	720,000	R	989,237	3	2	3	1	2	0	0	1	0	1	167	1,123
969	RADIOKOP	R	800,000	R	1,099,152	3	2	3	0	2	0	0	0	0	1	200	1,344
970	RADIOKOP	R	1,100,000	R	1,173,037	3	2.5	2	1	2	0	0	0	1	0	205	495
971	RADIOKOP	R	880,000	R	786,996	3	2	2	0	2	0	0	1	0	1	165	900
972	RADIOKOP	R	990,000	R	885,371	3	2	1	0	2	0	0	0	0	1	165	450
973	RADIOKOP	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	200	1,344
974	RADIOKOP	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	195	1,311
975	RADIOKOP	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	195	1,311
976	RADIOKOP	R	1,240,000	R	1,108,949	3	2	3	0	0	0	0	1	0	1	195	1,311
977	RADIOKOP	R	1,260,000	R	1,024,627	3	2	3	0	2	0	0	1	0	1	200	420
978	RADIOKOP	R	1,450,000	R	1,179,134	3	2.5	2	1	2	0	0	1	1	0	205	495
979	RADIOKOP	R	1,180,000	R	959,571	3	2	3	0	2	1	0	1	1	0	213	809
980	RADIOKOP	R	1,035,000	R	841,658	3	2	3	1	4	0	0	1	0	1	179	520
981	RADIOKOP	R	1,200,000	R	975,835	3	2	3	0	2	0	0	0	0	1	200	600
982	RADIOKOP	R	1,650,000	R	1,536,465	3	2.5	5	1	2	0	0	1	1	0	245	540
983	RADIOKOP	R	895,000	R	833,416	3	2	2	0	2	0	0	0	1	0	153	1,029
984	RADIOKOP	R	1,240,000	R	1,154,677	3	2	3	0	2	0	0	0	0	1	195	600
985	RADIOKOP	R	1,200,000	R	1,117,429	3	2	3	0	2	0	0	0	0	1	180	400
986	RADIOKOP	R	1,145,000	R	1,066,214	3	2	3	1	2	0	0	0	0	1	200	420
987	RADIOKOP & EXT	R	675,000	R	927,410	3	2	2	0	1	0	0	1	1	0	140	420
988	RADIOKOP & EXT	R	2,500,000	R	2,235,785	5	3.5	4	1	2	2	0	1	1	0	600	2,600
989	RADIOKOP & EXT	R	1,050,000	R	939,030	2	2	5	0	2	0	0	0	0	1	185	1,244
990	RADIOKOP & EXT	R	1,200,000	R	1,073,177	3	2	3	0	2	0	0	1	0	1	160	1,076
991	RADIOKOP & EXT	R	1,350,000	R	1,097,815	3	2.5	2	1	2	0	0	0	0	1	244	500
992	RADIOKOP & EXT	R	1,400,000	R	1,138,474	3	2.5	2	0	2	0	0	0	1	0	280	550
993	RADIOKOP & EXT	R	1,135,000	R	922,978	3	2	2	0	2	0	0	0	1	0	160	1,076
994	RADIOKOP & EXT	R	820,000	R	820,000	2	2	1	1	0	0	1	1	1	0	154	822
995	RADIOKOP A H	R	800,000	R	853,117	3	2	2	1	0	0	0	1	0	1	160	1,500
996	RADIOKOP EXT 3	R	210,000	R	783,496	3	2	2	1	2	1	0	0	0	1	140	840
997	RADIOKOP EXT 3	R	300,000	R	1,119,280	3	2	2	1	2	0	0	0	0	1	205	467
998	RADIOKOP EXT 3	R	215,000	R	802,151	2	1	2	0	1	0	0	0	0	1	127	650
999	RADIOKOP EXT 3	R	300,000	R	1,119,280	3	2	3	1	2	1	0	1	1	0	200	870
1000	RADIOKOP EXT 3	R	420,000	R	1,280,740	3	2	2	0	2	1	0	1	1	0	210	819

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1001	RADIOKOP EXT 3	R	340,000	R	920,655	3	2.5	3	0	0	0	0	0	0	1	142	400
1002	RADIOKOP EXT 3	R	330,000	R	893,577	2	2	2	0	2	0	0	0	0	1	180	500
1003	RADIOKOP EXT 3	R	590,000	R	1,182,434	3	2	3	1	2	1	0	1	1	0	350	1,565
1004	RANDFONTEIN	R	280,000	R	384,703	3	1	2	0	4	1	0	0	0	1	150	800
1005	RANDGATE	R	250,000	R	343,485	2	1	1	0	0	0	0	0	1	0	109	492
1006	RANDPARK	R	350,000	R	701,444	3	2	2	0	2	0	0	0	0	1	190	1,277
1007	RANDPARK RIDGE	R	383,420	R	1,169,195	3	2	2	1	2	1	0	1	0	1	400	1,970
1008	RANDPARK RIDGE	R	360,000	R	974,811	3	2	3	0	2	0	0	1	0	1	165	1,109
1009	RANDPARK RIDGE	R	275,000	R	551,134	2	1	2	1	0	0	0	0	0	1	120	1,300
1010	RANDPARK RIDGE	R	930,000	R	1,580,439	4	3	3	1	2	1	0	1	0	1	300	2,234
1011	RANDPARK RIDGE	R	710,000	R	975,498	6	2	0	0	0	0	0	0	1	0	200	1,344
1012	RANDPARK RIDGE	R	860,000	R	1,181,589	3	2	2	0	2	0	0	0	0	1	230	1,546
1013	RANDPARK RIDGE	R	750,000	R	1,030,455	3	2.5	1	0	2	0	0	1	0	1	182	341
1014	RANDPARK RIDGE	R	420,000	R	577,055	2	2	2	0	0	0	0	1	0	1	120	346
1015	RANDPARK RIDGE	R	800,000	R	1,099,152	3	2.5	3	1	2	0	0	1	0	1	340	1,200
1016	RANDPARK RIDGE	R	1,040,000	R	1,428,898	4	2	3	1	2	1	1	1	1	0	300	1,490
1017	RANDPARK RIDGE	R	1,070,000	R	1,141,045	5	3	3	0	2	1	0	1	0	1	334	2,286
1018	RANDPARK RIDGE & EXT	R	1,450,000	R	1,296,755	3	2	2	1	2	1	0	1	0	1	240	986
1019	RANDPARK RIDGE & EXT	R	1,450,000	R	1,296,755	3	2	2	0	2	1	0	1	0	1	280	950
1020	RANDPARK RIDGE EXT 1	R	720,000	R	767,806	3	2	2	0	1	1	0	1	0	1	150	1,487
1021	RANDPARKRIDGE EXT	R	260,000	R	704,030	3	2	2	0	1	0	0	0	0	1	140	1,213
1022	RANGEVIEW	R	385,000	R	1,515,495	3	2	3	0	2	1	0	1	0	1	480	2,000
1023	RANGEVIEW	R	620,000	R	1,242,557	4	2	3	1	2	1	0	0	0	1	265	1,100
1024	RANGEVIEW	R	680,000	R	1,155,590	3	2	4	1	0	1	0	1	1	0	270	1,100
1025	RANGEVIEW	R	326,000	R	554,003	3	1	1	0	0	0	0	0	0	1	120	807
1026	RANGEVIEW	R	1,290,000	R	1,772,383	4	3	4	1	2	0	0	0	0	1	375	1,122
1027	RANGEVIEW EXT 4	R	206,714	R	559,741	3	2	1	0	2	0	0	0	0	1	107	1,189
1028	RANGEVIEW EXT 4	R	680,000	R	1,155,590	3	2	3	1	2	1	0	0	1	0	280	1,882
1029	RANGEVIEW EXT 4	R	750,000	R	1,274,548	3	2	4	0	2	0	0	0	0	1	250	1,681
1030	RANGEVIEW EXT 4	R	490,000	R	832,704	3	2	3	0	2	0	0	0	0	1	215	900
1031	RANGEVIEW EXT 4	R	800,000	R	1,359,517	3	2.5	3	0	2	1	0	0	0	1	300	1,100
1032	RANGEVIEW EXT 4	R	799,000	R	1,357,818	3	2	4	0	2	1	0	0	0	1	270	811
1033	RANGEVIEW EXT 4	R	750,000	R	1,030,455	4	2	2	0	2	0	0	0	1	0	270	1,200
1034	RANGEVIEW EXT 4	R	675,000	R	927,410	3	2	2	0	2	0	0	0	1	0	180	500
1035	RANGEVIEW EXT 4	R	1,100,000	R	1,511,335	3	3	2	1	2	1	0	1	0	1	298	1,660
1036	RANGEVIEW EXT 4	R	950,000	R	1,013,077	3	3	2	0	2	0	0	0	1	0	220	2,300
1037	RANGEVIEW EXT 4	R	1,600,000	R	1,706,235	3	2	2	1	2	1	0	0	0	1	490	1,475
1038	RANGEVIEW EXT 4	R	1,899,000	R	2,025,088	4	3	3	1	2	1	0	0	0	1	480	3,227
1039	RANT EN DAL	R	498,000	R	1,858,004	4	2	3	1	3	1	1	1	1	0	500	2,000
1040	RANT EN DAL	R	340,000	R	920,655	4	2	2	1	2	1	0	0	1	0	278	1,869
1041	RANT EN DAL	R	680,000	R	1,155,590	4	2	3	1	2	1	0	0	0	1	298	2,003
1042	RANT EN DAL	R	1,350,000	R	2,294,186	4	3.5	4	1	2	1	1	1	0	0	614	1,798
1043	RANT EN DAL	R	880,000	R	1,209,068	3	3	5	1	2	1	0	1	1	0	380	1,500
1044	RANT EN DAL	R	620,000	R	851,843	3	2	4	1	2	1	0	0	1	0	236	1,200
1045	RANT EN DAL	R	820,000	R	874,445	3	2	4	0	2	0	1	1	0	1	200	1,000
1046	RANT EN DAL	R	650,000	R	693,158	3	2	3	0	2	1	0	1	1	0	250	1,200
1047	RISIDALE	R	430,000	R	590,794	3	1	1	1	1	1	0	1	1	0	142	1,513
1048	ROODEKRANS	R	279,000	R	1,040,930	4	2	3	1	2	1	0	1	1	0	260	1,200
1049	ROODEKRANS	R	300,000	R	601,237	3	2	2	0	0	0	0	0	1	0	100	1,100
1050	ROODEKRANS	R	360,000	R	721,485	3	2	1	0	0	0	0	0	0	1	110	1,050
1051	ROODEKRANS	R	390,000	R	662,765	2	1	1	1	0	0	0	0	0	1	118	1,127
1052	ROODEKRANS	R	550,000	R	934,668	3	2	2	0	2	0	0	0	0	1	196	1,050
1053	ROODEKRANS	R	425,000	R	722,244	3	2	2	0	1	1	0	0	0	1	190	1,277
1054	ROODEKRANS	R	650,000	R	1,104,608	4	3	3	1	2	0	0	1	1	0	280	1,200
1055	ROODEKRANS	R	430,000	R	730,741	3	2	2	0	0	0	0	0	1	0	150	1,800
1056	ROODEKRANS	R	580,000	R	985,650	3	2	3	0	2	0	0	0	0	1	225	1,200
1057	ROODEKRANS	R	650,000	R	893,061	3	2	3	1	2	1	0	1	1	0	147	2,040
1058	ROODEKRANS	R	880,000	R	1,209,068	4	3	4	1	3	1	0	1	1	0	333	1,152
1059	ROODEKRANS	R	872,000	R	1,198,076	3	2	3	1	4	1	1	1	0	1	360	2,420
1060	ROODEKRANS	R	930,000	R	1,277,765	4	2.5	3	1	2	1	0	1	0	1	340	1,200
1061	ROODEKRANS	R	870,000	R	927,765	4	3	3	0	2	0	0	1	1	0	220	1,200
1062	ROODEKRANS	R	810,000	R	863,781	3	2	4	0	2	1	0	0	0	1	190	1,000
1063	ROODEKRANS	R	1,060,000	R	947,973	3	2.5	3	0	4	1	1	1	1	0	150	1,000
1064	ROODEKRANS	R	890,000	R	795,939	3	2	3	1	2	0	0	1	0	1	280	1,200
1065	ROODEKRANS	R	1,100,000	R	983,745	5	2	3	0	2	1	0	1	0	1	360	1,300
1066	ROODEKRANS	R	900,000	R	804,883	3	2	3	1	2	1	0	1	0	1	224	1,000
1067	ROODEKRANS	R	960,000	R	858,541	3	2	4	0	2	1	0	0	1	0	190	1,000
1068	ROODEKRANS	R	1,080,000	R	965,859	3	2	5	0	2	1	0	0	1	0	253	1,485
1069	ROODEKRANS	R	980,000	R	796,932	3	2	2	0	2	0	0	1	0	1	202	1,036
1070	ROODEKRANS	R	1,650,000	R	1,341,773	3	2	3	1	2	1	0	0	1	0	295	1,178
1071	ROODEKRANS	R	1,520,000	R	1,236,058	4	3	4	0	2	1	0	1	1	0	470	1,221
1072	ROODEKRANS	R	1,850,000	R	1,504,413	5	3	4	1	3	1	0	1	1	0	550	3,697
1073	ROODEKRANS	R	1,150,000	R	1,070,870	4	3	3	1	2	1	0	1	0	1	246	1,239
1074	ROODEKRANS	R	920,000	R	920,000	3	2	3	0	2	1	0	0	1	0	260	1,000
1075	ROODEKRANS	R	860,000	R	860,000	3	2	3	0	2	0	0	1	1	0	190	1,232
1076	ROODEKRANS & EXTENSION	R	260,000	R	1,327,121	3	2	3	1	2	1	1	0	1	0	250	1,258
1077	ROODEKRANS & EXTENSION	R	185,000	R	944,298	3	2	2	0	2	0	0	0	0	1	220	1,256
1078	ROODEKRANS & EXTENSION	R	216,000	R	975,974	3	2	2	0	0	0	0	0	1	0	200	1,000
1079	ROODEKRANS & EXTENSION	R	185,000	R	835,904	3	2	2	0	0	0	0	0	1	0	135	1,200
1080	ROODEKRANS & EXTENSION	R	265,000	R	1,197,375	4	3	3	1	2	1	1	0	0	1	250	1,681
1081	ROODEKRANS & EXTENSION	R	290,000	R	1,141,541	3	2	3	1	2	1	0	0	0	1	250	2,463
1082	ROODEKRANS & EXTENSION	R	260,000	R	1,023,451	3	2	3	0	2	0	0	1	1	0	205	981
1083	ROODEKRANS & EXTENSION	R	189,000	R	743,970	3	2	2	0	1	0	0	0	0	1	119	800
1084	ROODEKRANS & EXTENSION	R	315,000	R	1,239,950	3	2	3	1	2	0	1	1	1	0	272	1,300
1085	ROODEKRANS & EXTENSION	R	220,000	R	820,805	3	2	2	1	2	0	0	0	0	1	200	1,050
1086	ROODEKRANS & EXTENSION	R	260,000	R	970,042	3	2	3	0	2	1	0	1	1	0	260	1,200
1087	ROODEKRANS & EXTENSION	R	260,000	R	970,042	3	2	3	1	3	1	0	0	1	0	300	2,200
1088	ROODEKRANS & EXTENSION	R	175,000	R	652,913	3	2	2	0	0	0	0	0	1	0	120	1,416
1089	ROODEKRANS & EXTENSION	R	165,000	R	615,604	3	2	2	0	0	0	0	0	1	0	120	1,416
1090	ROODEKRANS & EXTENSION	R	700,000	R	2,611,653	5	3	3	1	2	2	0	0	1	0	440	1,459
1091	ROODEKRANS & EXTENSION	R	300,000	R	1,119,280	3	2	3	0	0	0	0	1	0	1	200	2,140
1092	ROODEKRANS & EXTENSION	R	250,000	R	932,733	3	2	3	0	2	1	0	1	0	1	180	1,081
1093	ROODEKRANS & EXTENSION	R	199,000	R	742,456	3	2	3	1	2	1	0	0	0	1	220	1,050
1094	ROODEKRANS & EXTENSION	R	325,000	R	1,212,553	3	2	3	1	2	0	0	0	1	0	230	1,000
1095	ROODEKRANS & EXTENSION	R	240,000	R	895,424	3	2.5	3	1	2	1	0	1	1	0	240	1,000
1096	ROODEKRANS & EXTENSION	R	292,000	R	1,089,432	3	2	3	0	2	1	0	0	0	1	200	1,000
1097	ROODEKRANS & EXTENSION	R	279,000	R	1,040,930	4	2	3	0	3	1	0	0	0	1	280	1,225
1098	ROODEKRANS & EXTENSION	R	273,000	R	832,481	3	2	3	0	2	1	0	1	0	1	225	1,003
1099	ROODEKRANS & EXTENSION	R	273,000	R	832,481	4	2	4	1	2	2	0	0	1	0	300	1,000
1100	ROODEKRANS & EXTENSION	R	238,000	R	725,753	3	2	3	0	2	1	0	0	0	1	190	1,379

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1101	ROODEKRANS & EXTENSION	R	475,000	R	1,448,456	4	2.5	3	0	2	0	1	1	1	0	345	1,230
1102	ROODEKRANS & EXTENSION	R	550,000	R	1,677,160	4	3.5	4	1	2	1	1	1	1	0	450	2,165
1103	ROODEKRANS & EXTENSION	R	240,000	R	731,852	3	2	2	0	2	1	0	0	1	0	180	1,000
1104	ROODEKRANS & EXTENSION	R	630,000	R	1,921,111	4	2	4	1	3	1	0	1	0	1	480	1,136
1105	ROODEKRANS & EXTENSION	R	340,000	R	1,036,790	3	2	3	1	2	1	1	0	0	1	260	1,254
1106	ROODEKRANS & EXTENSION	R	275,000	R	838,580	3	2	2	0	2	0	0	1	0	1	180	1,050
1107	ROODEKRANS & EXTENSION	R	685,000	R	2,088,827	4	3	3	1	3	1	0	1	0	1	330	2,046
1108	ROODEKRANS & EXTENSION	R	295,000	R	899,568	3	2	3	0	2	1	0	1	0	1	210	1,022
1109	ROODEKRANS & EXTENSION	R	360,000	R	1,097,778	3	2	3	1	2	1	0	0	0	1	270	2,371
1110	ROODEKRANS & EXTENSION	R	420,000	R	1,280,740	4	2	5	0	3	1	0	0	0	1	450	3,025
1111	ROODEKRANS & EXTENSION	R	220,000	R	595,718	2	1	3	0	0	0	0	0	0	1	190	1,125
1112	ROODEKRANS & EXTENSION	R	450,000	R	1,218,514	4	2.5	3	1	2	1	0	1	0	1	350	1,000
1113	ROODEKRANS & EXTENSION	R	335,000	R	907,116	3	2	2	0	1	1	0	1	1	0	183	1,200
1114	ROODEKRANS & EXTENSION	R	260,000	R	704,030	3	2	2	0	1	0	0	0	0	1	160	316
1115	ROODEKRANS & EXTENSION	R	245,889	R	665,821	3	2	2	0	0	0	0	1	0	1	129	1,010
1116	ROODEKRANS & EXTENSION	R	358,415	R	970,518	4	2	3	0	2	1	0	0	0	1	200	1,150
1117	ROODEKRANS & EXTENSION	R	410,000	R	1,110,202	4	2	4	0	0	0	1	1	1	0	380	1,120
1118	ROODEKRANS & EXTENSION	R	327,000	R	885,454	3	2	3	0	2	0	0	0	0	1	150	1,042
1119	ROODEKRANS & EXTENSION	R	285,000	R	571,176	3	2	3	0	2	0	0	0	1	0	200	1,000
1120	ROODEKRANS & EXTENSION	R	420,000	R	841,732	3	2	3	1	2	1	0	1	0	1	220	1,000
1121	ROODEKRANS & EXTENSION	R	330,000	R	661,361	4	2	2	0	0	0	0	0	0	1	142	1,276
1122	ROODEKRANS & EXTENSION	R	305,000	R	611,258	3	2	2	0	2	0	0	0	1	0	210	1,006
1123	ROODEKRANS & EXTENSION	R	320,000	R	641,320	4	2	2	0	1	0	0	0	0	1	175	1,112
1124	ROODEKRANS & EXTENSION	R	399,000	R	799,646	3	2	2	0	1	0	0	1	0	1	165	1,038
1125	ROODEKRANS & EXTENSION	R	595,000	R	1,192,454	3	2	4	0	2	1	0	1	0	1	330	1,112
1126	ROODEKRANS & EXTENSION	R	395,000	R	791,629	3	2	3	1	2	0	0	1	1	0	230	1,010
1127	ROODEKRANS & EXTENSION	R	700,000	R	1,402,887	4	2	3	0	3	1	1	1	0	1	300	1,300
1128	ROODEKRANS & EXTENSION	R	780,000	R	1,325,530	4	2	5	1	3	1	0	1	1	0	400	2,689
1129	ROODEKRANS EXT	R	215,000	R	802,151	3	2	2	0	2	1	0	1	0	1	200	1,243
1130	ROODEKRANS EXT 1	R	450,000	R	1,218,514	3	2	4	0	2	0	1	1	0	1	191	1,000
1131	ROODEKRANS EXT 1	R	840,000	R	1,154,110	3	2	2	0	2	0	1	1	0	1	331	1,269
1132	ROODEKRANS EXT 1	R	1,080,000	R	965,859	4	2	2	1	2	0	0	1	0	1	250	1,299
1133	ROODEKRANS EXT 2	R	355,000	R	711,464	3	2	3	0	1	0	0	1	0	1	128	1,200
1134	ROODEKRANS EXT 3	R	245,000	R	914,079	3	2	3	0	1	1	0	1	1	0	160	1,274
1135	ROODEKRANS EXT 3	R	835,000	R	746,752	4	2	3	0	2	0	0	1	1	0	200	1,000
1136	ROODEKRANS EXT 3	R	1,100,000	R	1,024,310	3	2	3	2	2	0	1	0	1	0	198	1,297
1137	ROODEKRANS EXT 6	R	740,000	R	1,016,716	3	2.5	4	1	2	1	0	1	1	0	264	1,775
1138	ROODEKRANS EXT 6	R	1,108,500	R	901,428	3	2	2	0	2	0	1	0	0	1	210	1,277
1139	ROODEKRANS EXT 6	R	1,950,000	R	1,585,732	5	4	4	1	3	1	0	1	0	1	450	1,461
1140	ROODEKRANS EXT 6	R	2,050,000	R	1,908,942	4	3	4	1	4	0	0	1	0	1	560	1,500
1141	ROODEPOORT NORTH	R	180,000	R	487,406	3	1	2	0	0	1	0	1	0	1	150	496
1142	ROODEPOORT NORTH	R	275,000	R	377,834	2	1	2	0	1	2	0	0	0	1	110	739
1143	ROODEPOORT NORTH	R	266,727	R	366,467	2	1	3	0	1	1	0	0	1	0	120	500
1144	ROODEPOORT NORTH	R	580,000	R	518,702	3	1	4	0	4	1	1	1	1	0	160	495
1145	ROODEPOORT WEST	R	150,000	R	765,647	4	2	2	0	2	0	0	0	0	1	150	836
1146	RUIMSIG	R	600,000	R	2,361,810	3	2.5	3	1	3	1	0	0	0	1	500	10,000
1147	RUIMSIG	R	1,100,000	R	3,354,320	5	3.5	3	1	2	2	0	1	0	1	500	10,000
1148	RUIMSIG	R	389,000	R	1,053,338	3	2	2	0	2	0	0	0	0	1	155	394
1149	RUIMSIG	R	488,000	R	978,013	3	2	3	0	2	0	0	0	0	1	235	348
1150	RUIMSIG	R	525,000	R	1,052,165	3	2	3	0	2	0	0	0	0	1	225	450
1151	RUIMSIG	R	990,000	R	1,984,083	3	3	3	1	2	0	0	0	0	1	361	1,400
1152	RUIMSIG	R	800,000	R	1,603,300	3	3	4	1	2	0	0	0	0	1	361	900
1153	RUIMSIG	R	910,000	R	1,823,753	3	3	3	1	2	0	0	0	0	1	350	900
1154	RUIMSIG	R	990,000	R	1,984,083	3	3	3	1	2	0	0	0	0	1	361	1,400
1155	RUIMSIG	R	900,000	R	1,529,457	3	3	3	1	2	0	0	0	0	1	353	1,000
1156	RUIMSIG	R	2,600,000	R	4,418,432	8	8	7	0	2	0	0	1	0	1	800	4,000
1157	RUIMSIG	R	520,000	R	883,686	3	2	2	0	2	0	0	0	0	1	160	332
1158	RUIMSIG	R	990,000	R	1,682,403	3	3	3	2	2	0	0	0	0	1	363	1,100
1159	RUIMSIG	R	970,000	R	1,648,415	3	2.5	3	1	2	1	0	0	0	1	292	401
1160	RUIMSIG	R	1,700,000	R	2,888,975	4	2.5	5	1	2	1	0	1	1	0	500	10,000
1161	RUIMSIG	R	950,000	R	1,614,427	3	2	2	0	2	0	0	1	0	1	268	1,290
1162	RUIMSIG	R	1,580,000	R	2,170,826	4	2	3	1	2	1	0	1	0	1	320	1,059
1163	RUIMSIG	R	700,000	R	961,758	3	2	3	0	2	0	0	0	1	0	196	1,318
1164	RUIMSIG	R	1,650,000	R	2,267,002	3	2.5	3	1	4	2	1	1	1	0	640	10,000
1165	RUIMSIG	R	1,399,000	R	1,922,143	3	3	3	2	2	0	0	1	1	0	365	925
1166	RUIMSIG	R	990,000	R	1,055,733	3	2	3	0	2	0	0	0	0	1	205	400
1167	RUIMSIG	R	1,595,000	R	1,700,903	3	2	4	1	2	0	0	1	1	0	290	745
1168	RUIMSIG	R	1,050,000	R	1,119,717	3	2	3	0	2	0	0	0	0	1	220	400
1169	RUIMSIG	R	1,700,000	R	1,812,875	4	2.5	3	1	2	1	0	1	0	1	350	760
1170	RUIMSIG	R	1,050,000	R	1,119,717	3	3	3	0	2	0	0	0	0	1	210	401
1171	RUIMSIG	R	1,040,000	R	1,109,053	3	2	2	1	2	0	0	0	0	1	190	410
1172	RUIMSIG	R	800,000	R	853,117	2	2	2	0	2	0	0	0	1	0	143	562
1173	RUIMSIG	R	810,000	R	863,781	2	2	2	0	2	0	0	0	1	0	170	600
1174	RUIMSIG	R	1,290,000	R	1,375,652	3	3.5	3	1	2	1	0	0	0	1	330	400
1175	RUIMSIG	R	1,425,000	R	1,519,616	3	2	3	0	2	0	0	1	0	1	258	400
1176	RUIMSIG	R	1,350,000	R	1,439,636	3	2	3	1	2	0	0	1	1	0	255	400
1177	RUIMSIG	R	1,100,000	R	1,173,037	3	3	2	0	2	0	0	0	0	1	230	450
1178	RUIMSIG	R	3,675,000	R	3,919,008	4	4	5	0	2	1	1	1	0	1	702	1,600
1179	RUIMSIG	R	2,625,000	R	2,799,292	4	3.5	4	1	2	1	0	1	0	1	578	2,612
1180	RUIMSIG	R	1,850,000	R	1,972,834	3	2	4	1	2	0	0	1	1	0	400	995
1181	RUIMSIG	R	4,200,000	R	4,478,867	4	4	6	1	4	1	0	1	1	0	700	10,000
1182	RUIMSIG	R	2,450,000	R	2,612,672	4	4	4	1	3	1	1	1	0	1	465	1,903
1183	RUIMSIG	R	1,200,000	R	1,279,676	3	2.5	3	1	2	1	0	0	0	1	268	1,802
1184	RUIMSIG	R	2,800,000	R	2,504,079	4	3	3	1	2	1	0	1	0	1	425	998
1185	RUIMSIG	R	2,220,000	R	1,985,377	3	3	4	1	2	0	0	1	0	1	333	840
1186	RUIMSIG	R	1,950,000	R	1,743,912	3	2.5	3	1	2	1	0	1	0	1	380	890
1187	RUIMSIG	R	970,000	R	867,485	2	2	2	0	2	0	0	0	0	1	156	480
1188	RUIMSIG	R	1,920,000	R	1,717,083	3	2.5	3	1	3	1	0	1	0	1	319	998
1189	RUIMSIG	R	1,690,000	R	1,511,391	3	2.5	3	1	2	0	0	1	1	0	280	680
1190	RUIMSIG	R	1,750,000	R	1,565,050	3	2.5	3	0	2	1	0	1	1	0	250	1,014
1191	RUIMSIG	R	1,200,000	R	1,073,177	3	2.5	3	0	2	0	0	0	0	1	220	490
1192	RUIMSIG	R	1,995,000	R	1,784,156	4	2.5	3	0	3	1	0	1	1	0	320	1,080
1193	RUIMSIG	R	1,800,000	R	1,609,765	3	2.5	3	1	2	0	0	1	1	0	350	600
1194	RUIMSIG	R	1,250,000	R	1,117,893	2	2	2	0	2	0	0	1	0	1	186	597
1195	RUIMSIG	R	1,583,693	R	1,287,852	4	3	3	1	3	1	0	1	0	1	380	1,476
1196	RUIMSIG	R	1,900,000	R	1,545,072	5	4	3	1	2	1	0	1	0	1	340	1,262
1197	RUIMSIG	R	3,550,000	R	2,886,846	4	4.5	3	1	4	1	0	1	0	1	648	1,477
1198	RUIMSIG	R	1,850,000	R	1,504,413	3	2.5	3	0	2	1	0	1	0	1	280	400
1199	RUIMSIG	R	1,160,000	R	943,307	3	2.5	3	1	2	0	0	1	0	1	280	450
1200	RUIMSIG	R	1,680,000	R	1,366,169	3	2.5	3	0	2	0	0	1	0	1	265	400

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1201	RUIMSIG	R	1,550,000	R	1,443,346	3	2.5	3	0	2	0	0	1	1	0	267	400
1202	RUIMSIG	R	1,399,000	R	1,302,736	3	2	3	0	2	0	0	1	1	0	210	430
1203	RUIMSIG	R	1,600,000	R	1,600,000	3	2.5	3	1	2	1	0	0	0	1	373	480
1204	RUIMSIG A H	R	2,100,000	R	2,885,275	3	3	3	1	2	1	0	1	0	1	438	1,024
1205	RUIMSIG A H	R	1,650,000	R	1,759,555	3	2.5	3	0	2	1	0	0	0	1	330	1,000
1206	RUIMSIG A H	R	2,300,000	R	2,300,000	5	3.5	4	0	2	0	0	1	1	0	420	10,000
1207	SELWYN	R	295,000	R	798,804	3	2.5	4	0	2	1	0	1	0	1	250	1,929
1208	SELWYN	R	380,000	R	761,567	3	2	2	0	1	1	0	0	1	0	250	1,100
1209	SELWYN	R	370,000	R	741,526	3	2	2	0	1	1	0	0	1	0	250	1,100
1210	SELWYN	R	870,000	R	778,053	3	2	3	0	2	1	0	1	1	0	200	1,344
1211	SHARONLEA	R	770,000	R	1,057,934	3	2	3	1	1	0	0	1	1	0	230	1,000
1212	SHARONLEA	R	750,000	R	1,030,455	4	2	3	0	3	0	0	1	0	1	230	1,000
1213	SILVERFIELDS PARK	R	230,000	R	858,115	4	2	2	1	0	0	0	1	0	1	240	961
1214	SILVERFIELDSPARK EXT 1	R	199,212	R	743,246	3	2	3	1	2	1	0	1	0	1	230	1,546
1215	STRUBENSVALLEI	R	220,000	R	994,047	4	2	2	1	3	0	0	0	1	0	230	967
1216	STRUBENSVALLEI	R	340,000	R	1,338,359	3	2	3	0	2	0	0	1	0	1	220	1,001
1217	STRUBENSVALLEI	R	255,000	R	1,003,769	3	2	2	0	2	1	0	1	1	0	172	1,000
1218	STRUBENSVALLEI	R	275,000	R	1,082,496	3	2	4	1	2	1	0	0	1	0	270	1,244
1219	STRUBENSVALLEI	R	362,000	R	1,424,958	3	2	2	1	2	0	1	0	1	0	375	1,079
1220	STRUBENSVALLEI	R	255,000	R	1,003,769	3	2	2	0	2	0	0	0	1	0	172	1,023
1221	STRUBENSVALLEI	R	263,000	R	1,035,260	3	2	3	0	2	0	0	0	1	0	210	1,100
1222	STRUBENSVALLEI	R	150,000	R	590,452	3	1	2	0	0	0	0	0	0	1	100	900
1223	STRUBENSVALLEI	R	180,000	R	708,543	3	1.5	2	0	2	0	0	0	0	0	157	801
1224	STRUBENSVALLEI	R	190,000	R	747,906	3	2	2	0	0	1	0	0	0	1	140	1,036
1225	STRUBENSVALLEI	R	225,000	R	885,679	3	2	2	0	1	0	0	0	1	0	180	900
1226	STRUBENSVALLEI	R	175,000	R	688,861	2	1	2	0	2	0	0	1	0	1	120	980
1227	STRUBENSVALLEI	R	200,000	R	787,270	3	2	2	0	6	1	0	1	0	1	200	1,000
1228	STRUBENSVALLEI	R	275,000	R	1,026,006	3	2	3	0	2	1	0	1	1	0	265	1,408
1229	STRUBENSVALLEI	R	295,000	R	1,100,625	3	2	3	1	2	1	0	1	0	1	175	1,176
1230	STRUBENSVALLEI	R	180,000	R	671,568	3	2	2	0	1	0	0	0	0	1	130	1,100
1231	STRUBENSVALLEI	R	172,000	R	641,720	3	2	2	0	0	0	0	0	0	1	100	1,144
1232	STRUBENSVALLEI	R	300,000	R	1,119,280	3	2	3	1	2	1	0	0	0	1	254	1,315
1233	STRUBENSVALLEI	R	180,000	R	671,568	3	1	3	0	1	0	0	0	0	1	120	800
1234	STRUBENSVALLEI	R	245,000	R	914,079	3	2	2	0	2	0	0	1	0	1	160	834
1235	STRUBENSVALLEI	R	260,000	R	792,839	3	2	2	1	2	1	0	1	0	1	143	822
1236	STRUBENSVALLEI	R	295,000	R	899,568	3	2	2	0	2	1	0	1	0	1	220	1,059
1237	STRUBENSVALLEI	R	240,000	R	731,852	3	1	3	0	2	0	0	0	0	1	160	816
1238	STRUBENSVALLEI	R	380,000	R	1,158,765	3	2	3	0	2	0	0	0	1	0	210	597
1239	STRUBENSVALLEI	R	660,000	R	2,012,592	5	2.5	4	0	2	1	0	1	0	1	400	1,862
1240	STRUBENSVALLEI	R	400,000	R	1,219,753	4	3.5	3	1	2	0	0	1	0	1	300	1,000
1241	STRUBENSVALLEI	R	410,000	R	1,110,202	3	1.5	2	1	2	0	0	1	1	0	187	1,257
1242	STRUBENSVALLEI	R	340,000	R	920,655	3	2	2	0	0	0	0	1	0	1	140	1,000
1243	STRUBENSVALLEI	R	225,000	R	609,257	2	1	1	0	2	0	0	0	0	1	204	1,028
1244	STRUBENSVALLEI	R	250,000	R	501,031	3	1	1	0	0	0	0	0	0	1	118	679
1245	STRUBENSVALLEI	R	680,000	R	1,362,805	3	2	5	1	2	1	0	1	1	0	320	1,000
1246	STRUBENSVALLEI	R	345,000	R	691,423	3	2	2	0	2	0	0	0	0	1	180	1,210
1247	STRUBENSVALLEI	R	529,000	R	1,060,182	4	3	3	1	2	1	0	1	0	1	300	1,080
1248	STRUBENSVALLEI	R	400,000	R	801,650	3	2	2	0	2	1	0	0	0	1	234	1,000
1249	STRUBENSVALLEI	R	490,000	R	832,704	3	1	3	0	2	0	0	0	1	0	160	1,101
1250	STRUBENSVALLEI	R	460,000	R	781,723	3	2	3	0	0	0	0	1	0	1	150	1,169
1251	STRUBENSVALLEI	R	600,000	R	824,364	3	2	3	0	1	0	0	1	1	0	200	815
1252	STRUBENSVALLEI	R	683,000	R	938,401	3	2	3	0	0	0	0	1	0	1	180	1,019
1253	STRUBENSVALLEI	R	475,000	R	652,622	3	2	2	1	0	0	0	0	0	1	140	1,100
1254	STRUBENSVALLEI	R	870,000	R	1,195,328	4	2	3	1	2	1	0	1	1	0	320	775
1255	STRUBENSVALLEI	R	585,000	R	803,755	3	2	2	0	2	0	0	1	0	1	180	900
1256	STRUBENSVALLEI	R	755,000	R	1,037,325	5	4	3	1	2	1	0	1	1	0	253	1,078
1257	STRUBENSVALLEI	R	799,000	R	1,097,779	4	2	3	0	2	2	0	1	0	1	260	1,000
1258	STRUBENSVALLEI	R	760,000	R	1,044,195	3	2	3	1	0	0	1	1	1	0	220	1,816
1259	STRUBENSVALLEI	R	705,000	R	968,628	3	2	2	2	2	0	0	1	0	1	220	1,000
1260	STRUBENSVALLEI	R	930,000	R	1,277,765	3	2	3	1	3	0	1	1	1	0	350	1,000
1261	STRUBENSVALLEI	R	1,000,000	R	1,373,941	4	3	3	1	2	1	0	1	1	0	400	981
1262	STRUBENSVALLEI	R	750,000	R	799,798	3	2	2	0	0	0	0	1	1	0	200	1,250
1263	STRUBENSVALLEI	R	730,000	R	778,470	3	2	2	0	0	0	0	1	1	0	122	1,286
1264	STRUBENSVALLEI	R	1,120,000	R	1,194,364	4	2	3	0	2	0	0	0	0	1	213	1,432
1265	STRUBENSVALLEI	R	1,180,000	R	1,258,348	4	2	3	1	2	0	0	1	0	1	240	1,613
1266	STRUBENSVALLEI	R	1,250,000	R	1,332,996	3	2	2	0	2	1	0	1	1	0	204	1,244
1267	STRUBENSVALLEI	R	1,100,000	R	983,745	4	2	2	0	2	0	0	0	0	1	214	404
1268	STRUBENSVALLEI	R	945,000	R	845,127	3	2.5	2	0	2	0	0	0	0	1	180	500
1269	STRUBENSVALLEI	R	1,590,000	R	1,421,959	4	4	4	1	4	1	0	0	1	0	375	1,520
1270	STRUBENSVALLEI	R	1,100,000	R	983,745	3	2	2	0	2	0	0	0	0	1	195	450
1271	STRUBENSVALLEI	R	1,690,000	R	1,511,391	4	3	4	0	2	1	0	1	1	0	420	1,500
1272	STRUBENSVALLEI	R	1,320,000	R	1,073,419	3	2	3	0	2	0	0	1	0	1	186	420
1273	STRUBENSVALLEI	R	1,250,000	R	1,016,495	4	2	3	0	2	1	0	1	1	0	254	1,173
1274	STRUBENSVALLEI	R	1,100,000	R	894,516	3	2	3	1	2	0	0	0	0	0	200	1,000
1275	STRUBENSVALLEI	R	1,120,000	R	910,780	3	2	3	0	2	1	0	1	0	1	242	1,000
1276	STRUBENSVALLEI	R	1,200,000	R	975,835	3	2.5	1	0	2	0	0	0	0	1	178	378
1277	STRUBENSVALLEI	R	930,000	R	866,008	3	2	3	0	0	0	0	1	0	0	200	1,500
1278	STRUBENSVALLEI	R	1,550,000	R	1,443,346	4	2.5	3	1	2	2	0	1	0	1	260	1,748
1279	STRUBENSVALLEI	R	935,000	R	870,664	3	2	2	0	0	1	0	1	0	1	179	1,033
1280	STRUBENSVALLEI	R	1,290,000	R	1,201,236	4	2	3	0	2	1	0	1	0	1	260	1,088
1281	STRUBENSVALLEI	R	830,000	R	772,889	4	2	3	0	2	1	0	1	0	1	300	620
1282	STRUBENSVALLEI & EXT	R	715,000	R	762,474	3	2	3	0	0	0	0	1	0	1	185	486
1283	STRUBENSVALLEI & EXT	R	1,235,000	R	1,104,478	3	2	3	1	3	0	1	1	1	0	252	1,000
1284	STRUBENSVALLEI EXT 1	R	520,000	R	1,585,679	4	2	4	1	3	0	0	0	1	0	400	1,740
1285	STRUBENSVALLEI EXT 4	R	700,000	R	961,758	4	3	3	1	2	0	0	1	0	1	350	1,135
1286	TRES JOLIE	R	1,500,000	R	2,060,911	3	2.5	3	1	2	1	0	1	0	1	304	970
1287	TRES JOLIE	R	2,250,000	R	2,012,207	4	2	3	1	2	1	0	1	0	1	373	1,008
1288	TRES JOLIE	R	2,200,000	R	1,789,031	3	2.5	3	0	2	0	0	1	0	1	357	1,023
1289	TRIOMF	R	130,000	R	396,420	3	1.5	2	0	1	1	0	0	0	1	150	1,008
1290	TRIOMF	R	162,000	R	438,665	3	2	1	0	1	0	0	0	1	0	140	451
1291	TRIOMF	R	243,000	R	487,002	3	1.5	3	0	1	1	0	0	1	0	180	500
1292	TRIOMF	R	290,000	R	581,196	4	2	2	0	2	0	0	0	0	1	170	496
1293	WATERKLOOF GLEN	R	1,290,000	R	1,153,665	3	2	3	0	2	1	0	1	0	1	217	1,523
1294	WELTEVREDEN 202	R	299,000	R	1,115,549	3	2	3	1	2	0	0	1	1	0	181	1,230
1295	WELTEVREDEN 202	R	350,000	R	1,067,284	3	2	3	0	2	1	0	0	0	1	280	900
1296	WELTEVREDEN 202	R	790,000	R	1,583,259	3	2	2	1	3	1	1	1	0	1	352	2,366
1297	WELTEVREDEN 202	R	385,000	R	771,588	3	2	3	0	2	1	0	0	0	1	200	870
1298	WELTEVREDEN 202	R	435,000	R	739,238	3	2	2	1	2	1	0	1	0	1	240	991
1299	WELTEVREDENPARK	R	230,000	R	1,039,231	4	2	3	1	2	0	0	0	0	1	200	1,497
1300	WELTEVREDENPARK	R	470,000	R	1,753,538	3	2	4	1	2	1	0	1	1	0	420	800

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1301	WELTEVREDENPARK	R	300,000	R	1,119,280	3	2	2	0	2	0	0	1	0	1	180	446
1302	WELTEVREDENPARK	R	200,000	R	609,876	2	1	2	0	1	0	0	0	1	0	100	632
1303	WELTEVREDENPARK	R	200,000	R	609,876	3	1	2	0	0	0	0	1	0	1	180	1,210
1304	WELTEVREDENPARK	R	270,000	R	823,333	3	2	2	0	0	0	0	1	1	0	250	1,064
1305	WELTEVREDENPARK	R	370,000	R	1,128,271	3	2.5	3	1	2	1	1	1	0	1	350	1,400
1306	WELTEVREDENPARK	R	270,000	R	823,333	3	2	2	0	2	1	0	1	0	1	160	1,250
1307	WELTEVREDENPARK	R	327,000	R	997,148	3	2	3	0	3	1	0	0	0	1	180	998
1308	WELTEVREDENPARK	R	430,000	R	1,164,358	3	2	3	0	2	0	0	0	0	1	175	424
1309	WELTEVREDENPARK	R	430,000	R	1,164,358	3	2	3	0	2	0	0	0	0	1	175	424
1310	WELTEVREDENPARK	R	430,000	R	1,164,358	3	2	3	0	2	0	0	0	0	1	175	424
1311	WELTEVREDENPARK	R	320,000	R	866,499	3	2	2	1	0	1	0	1	0	1	137	1,068
1312	WELTEVREDENPARK	R	230,000	R	622,796	3	1	2	0	0	0	0	0	0	1	104	1,000
1313	WELTEVREDENPARK	R	350,000	R	947,733	4	2	3	1	2	0	0	0	0	1	237	1,470
1314	WELTEVREDENPARK	R	410,000	R	1,110,202	3	2	3	0	2	1	0	1	1	0	240	1,200
1315	WELTEVREDENPARK	R	450,000	R	901,856	3	2	2	1	1	1	0	1	0	1	180	900
1316	WELTEVREDENPARK	R	760,000	R	1,523,135	3	2	4	1	2	0	0	1	0	1	260	1,300
1317	WELTEVREDENPARK	R	450,000	R	764,729	3	2	3	1	2	1	0	1	0	1	200	1,200
1318	WELTEVREDENPARK	R	300,000	R	509,819	2	1	2	0	2	1	0	0	0	1	126	847
1319	WELTEVREDENPARK	R	575,000	R	977,153	4	2.5	3	1	2	1	0	1	1	0	288	940
1320	WELTEVREDENPARK	R	485,000	R	824,207	3	2	2	1	2	1	0	1	0	1	220	900
1321	WELTEVREDENPARK	R	645,000	R	1,096,111	3	2.5	2	0	2	1	0	0	1	0	181	545
1322	WELTEVREDENPARK	R	540,000	R	917,674	3	2	3	0	2	1	0	1	0	1	300	1,100
1323	WELTEVREDENPARK	R	540,000	R	917,674	4	2	3	0	2	0	0	0	0	1	140	500
1324	WELTEVREDENPARK	R	750,000	R	1,030,455	3	2	2	0	2	1	0	0	1	0	160	1,076
1325	WELTEVREDENPARK	R	830,000	R	1,140,371	3	2.5	3	0	2	0	0	1	1	0	250	1,681
1326	WELTEVREDENPARK	R	633,477	R	870,360	3	2	3	0	2	1	0	1	0	1	280	1,100
1327	WELTEVREDENPARK	R	525,119	R	721,482	3	2	2	0	2	1	0	1	0	1	160	1,076
1328	WELTEVREDENPARK	R	870,000	R	1,195,328	3	2	3	1	2	1	0	1	0	1	320	1,100
1329	WELTEVREDENPARK	R	650,147	R	693,315	4	2	2	1	2	1	0	1	0	1	254	1,016
1330	WELTEVREDENPARK	R	725,000	R	773,138	2	2	3	1	2	0	0	0	0	1	185	1,244
1331	WELTEVREDENPARK	R	860,000	R	917,101	5	2	3	0	2	1	0	1	0	1	220	1,000
1332	WELTEVREDENPARK	R	870,000	R	927,765	4	3	2	0	1	0	0	1	0	1	205	1,378
1333	WELTEVREDENPARK	R	850,000	R	906,437	3	2	3	0	4	0	1	1	0	1	325	1,500
1334	WELTEVREDENPARK	R	1,150,000	R	1,028,461	4	2	3	0	2	1	0	1	0	1	300	1,800
1335	WELTEVREDENPARK	R	1,550,000	R	1,386,187	6	3.5	4	1	2	1	0	1	0	1	420	1,650
1336	WELTEVREDENPARK	R	761,000	R	680,573	3	2	2	1	1	0	0	0	0	1	140	941
1337	WELTEVREDENPARK	R	1,025,000	R	916,672	3	2	3	0	0	0	1	1	0	1	136	1,100
1338	WELTEVREDENPARK	R	991,892	R	887,063	4	3	3	0	2	0	0	1	0	1	240	750
1339	WELTEVREDENPARK	R	791,846	R	708,159	4	2	3	1	2	1	0	1	0	1	220	1,200
1340	WELTEVREDENPARK	R	761,000	R	680,573	3	2	2	1	1	0	0	0	0	1	140	941
1341	WELTEVREDENPARK	R	845,000	R	687,151	3	2	2	0	2	0	0	0	0	1	165	500
1342	WELTEVREDENPARK	R	1,083,579	R	881,162	3	2	3	0	2	0	0	1	1	0	300	900
1343	WELTEVREDENPARK	R	1,245,000	R	1,012,429	3	2	3	0	2	0	0	1	0	1	300	1,200
1344	WELTEVREDENPARK	R	1,050,000	R	853,856	3	2	3	0	0	0	0	1	0	1	194	654
1345	WELTEVREDENPARK	R	1,900,000	R	1,769,263	4	4	3	1	2	1	0	1	0	1	380	1,300
1346	WELTEVREDENPARK	R	950,000	R	884,631	3	2.5	4	1	2	1	0	1	0	1	241	1,250
1347	WELTEVREDENPARK	R	1,395,000	R	1,299,011	3	2	3	1	2	1	1	0	1	0	250	1,681
1348	WELTEVREDENPARK	R	1,050,000	R	977,751	3	2	4	1	2	0	0	1	0	1	280	900
1349	WELTEVREDENPARK	R	820,000	R	820,000	3	3	2	0	0	0	1	0	0	1	142	955
1350	WELTEVREDENPARK & EXT	R	1,650,000	R	1,759,555	4	2.5	3	1	4	1	0	1	1	0	600	1,200
1351	WELTEVREDENPARK & EXT	R	950,000	R	849,598	3	2	2	1	2	1	0	0	1	0	188	960
1352	WELTEVREDENPARK & EXT	R	1,250,000	R	1,117,893	4	2.5	5	1	2	0	1	0	0	1	346	1,800
1353	WELTEVREDENPARK & EXT	R	1,300,000	R	1,162,608	4	2	4	1	0	1	0	1	0	1	400	1,100
1354	WELTEVREDENPARK & EXT	R	1,150,000	R	1,028,461	3	2	2	0	0	0	0	1	0	1	188	962
1355	WELTEVREDENPARK & EXT	R	1,250,000	R	1,016,495	3	2	3	1	2	0	0	1	0	1	260	1,200
1356	WELTEVREDENPARK EXT	R	270,000	R	1,219,967	4	2.5	3	0	3	1	0	0	0	1	280	1,265
1357	WELTEVREDENPARK EXT 1	R	500,000	R	849,698	4	3	3	1	2	1	0	1	1	0	290	1,000
1358	WELTEVREDENPARK EXT 13	R	1,025,000	R	1,093,057	3	2.5	4	0	2	1	1	1	0	1	215	990
1359	WESTDENE	R	675,000	R	1,147,093	4	3	3	1	2	0	1	1	0	1	330	783
1360	WESTONARIA	R	680,000	R	552,973	3	2	2	0	2	0	0	0	0	1	160	600
1361	WESTONARIA	R	680,000	R	552,973	3	2	2	0	2	0	0	0	0	1	160	600
1362	WESTONARIA	R	700,000	R	569,237	3	2	2	0	2	0	0	0	0	1	160	600
1363	WILGEHEUWEL	R	165,000	R	745,536	3	1	2	0	0	0	0	0	0	1	110	901
1364	WILGEHEUWEL	R	214,000	R	842,379	2	1	1	0	2	0	0	1	1	0	140	766
1365	WILGEHEUWEL	R	317,000	R	1,247,823	2	2	3	1	0	1	0	1	0	1	200	511
1366	WILGEHEUWEL	R	201,000	R	791,206	2	2	2	0	0	0	0	1	0	1	120	439
1367	WILGEHEUWEL	R	270,000	R	731,108	3	2	2	0	0	0	0	0	1	0	140	1,098
1368	WILGEHEUWEL	R	245,000	R	663,413	3	1	1	0	0	0	0	0	0	1	106	713
1369	WILGEHEUWEL	R	290,000	R	785,265	3	1	3	0	0	0	0	1	1	0	120	1,037
1370	WILGEHEUWEL	R	480,000	R	815,710	2	1	3	0	2	0	0	1	0	1	200	1,344
1371	WILGEHEUWEL	R	450,000	R	618,273	2	1	2	0	2	0	0	0	1	0	100	1,000
1372	WILGEHEUWEL	R	560,000	R	769,407	3	1	1	0	2	0	0	0	1	0	145	1,000
1373	WILGEHEUWEL	R	970,000	R	1,034,405	3	2	4	1	2	0	0	1	0	1	390	980
1374	WILGEHEUWEL	R	725,000	R	773,138	3	2	3	0	1	0	0	1	0	1	220	1,479
1375	WILGEHEUWEL	R	890,000	R	795,939	3	2	2	0	1	1	0	1	0	1	160	450
1376	WILGEHEUWEL	R	1,070,000	R	956,916	3	2	2	0	2	1	0	0	0	0	290	1,200
1377	WILGEHEUWEL	R	725,000	R	648,378	3	1	2	0	1	0	0	0	1	0	100	1,300
1378	WILGEHEUWEL	R	960,000	R	780,668	3	2	2	0	0	1	0	0	1	0	130	800
1379	WILGEHEUWEL	R	1,100,000	R	894,516	3	2	3	1	0	0	1	1	0	1	180	1,200
1380	WILGEHEUWEL	R	1,450,000	R	1,179,134	3	2.5	3	0	2	0	0	0	0	1	214	720
1381	WILGEHEUWEL	R	1,950,000	R	1,585,732	3	2	2	1	2	0	0	0	0	1	287	702
1382	WILGEHEUWEL	R	550,000	R	447,258	2	1	1	0	1	0	0	0	0	1	100	592
1383	WILGEHEUWEL	R	1,960,000	R	1,825,134	3	2.5	3	1	2	1	0	0	1	0	286	718
1384	WILGEHEUWEL	R	900,000	R	838,072	3	2	2	0	0	0	0	0	0	1	133	930
1385	WILGEHEUWEL & EXT	R	475,000	R	807,213	2	2	2	1	2	0	0	0	0	1	120	476
1386	WILGEHEUWEL & EXT	R	470,000	R	645,752	3	2	3	0	1	0	0	0	0	1	125	1,034
1387	WILGEHEUWEL & EXT	R	1,100,000	R	983,745	3	2	5	1	2	0	1	0	1	0	300	1,000
1388	WILGEHEUWEL & EXT	R	830,000	R	674,953	3	2	2	0	2	1	0	0	0	1	157	1,055
1389	WILGEHEUWEL & EXT	R	1,175,000	R	1,094,149	3	2	3	1	2	0	0	1	0	1	235	695
1390	WILGEHEUWEL EXT 3	R	310,000	R	621,279	3	2	3	1	2	0	0	0	0	1	200	1,980
1391	WILGEHEUWEL EXT 3	R	750,000	R	1,030,455	3	2.5	4	1	2	0	0	1	1	0	270	880
1392	WILGEHEUWEL EXT 3	R	990,000	R	921,879	4	2.5	3	0	2	0	0	1	1	0	160	1,000
1393	WILLOWBROOK	R	1,500,000	R	1,219,794	3	2.5	3	0	2	0	0	1	0	1	235	425
1394	WILRO PARK	R	790,000	R	1,342,523	4	3	3	0	2	1	0	1	1	0	275	1,000
1395	WILRO PARK	R	530,000	R	900,680	3	2	2	0	2	1	0	1	0	1	300	996
1396	WILRO PARK	R	530,000	R	900,680	3	2	2	0	2	1	0	1	0	1	300	996
1397	WILRO PARK	R	800,000	R	1,099,152	4	2	3	0	2	1	0	1	1	0	230	1,096
1398	WILRO PARK	R	900,000	R	1,236,546	4	3.5	4	1	3	0	0	1	0	1	430	2,891
1399	WILRO PARK	R	755,000	R	1,037,325	4	2	4	2	2	1	0	1	1	0	273	1,292
1400	WILRO PARK	R	749,337	R	1,029,544	3	3	5	1	2	0	0	1	0	1	300	2,017

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1401	WILRO PARK	R	749,337	R	1,029,544	3	2	3	1	3	1	0	1	0	1	300	2,017
1402	WILRO PARK	R	950,000	R	1,305,244	3	2	4	1	2	1	0	1	1	0	370	1,643
1403	WILRO PARK	R	775,000	R	1,064,804	4	3	3	0	2	0	0	1	1	0	305	991
1404	WILRO PARK	R	712,662	R	979,155	3	2	3	0	2	0	0	1	1	0	220	1,300
1405	WILRO PARK	R	630,000	R	865,583	3	2	3	1	1	0	0	0	0	1	190	1,025
1406	WILRO PARK	R	790,000	R	842,454	3	2	4	0	2	1	0	1	0	1	254	1,000
1407	WILRO PARK	R	955,000	R	1,018,409	4	3	3	0	2	1	1	1	0	1	300	1,700
1408	WILRO PARK	R	970,000	R	1,034,405	3	3	3	1	2	1	0	1	0	1	264	1,775
1409	WILRO PARK	R	1,150,000	R	1,028,461	3	2	4	1	2	1	0	1	0	1	320	1,100
1410	WILRO PARK	R	1,430,000	R	1,278,869	5	2	3	1	2	1	0	1	1	0	456	1,470
1411	WILRO PARK	R	930,000	R	831,712	4	2	3	0	2	0	0	1	0	1	250	1,681
1412	WILRO PARK	R	1,350,000	R	1,207,324	4	2	3	1	2	2	0	1	1	0	360	1,200
1413	WILRO PARK	R	950,000	R	849,598	3	2	2	1	1	1	0	1	0	1	180	900
1414	WILRO PARK	R	980,000	R	796,932	4	2	2	0	4	0	1	1	1	0	200	1,009
1415	WILRO PARK	R	1,050,000	R	853,856	3	2.5	2	1	2	0	1	1	0	1	280	1,091
1416	WILRO PARK	R	1,250,000	R	1,016,495	4	2	3	1	2	2	0	1	1	0	360	1,200
1417	WILRO PARK	R	1,995,000	R	1,622,326	4	2	3	1	2	1	1	1	0	1	436	1,411
1418	WILRO PARK	R	990,000	R	805,064	3	2	2	0	0	1	0	0	1	0	200	1,500
1419	WILRO PARK	R	1,100,000	R	1,024,310	4	2.5	3	0	3	1	0	0	1	0	265	1,051
1420	WILRO PARK & EXT	R	540,000	R	917,674	4	3	3	1	2	1	0	1	0	1	280	1,158
1421	WILRO PARK & EXT	R	690,000	R	1,172,584	3	2	4	1	2	1	0	1	1	0	400	1,120
1422	WILRO PARK EXT	R	225,000	R	1,016,639	3	2	3	0	1	1	0	0	0	1	220	1,013
1423	WILRO PARK EXT	R	365,000	R	1,649,215	4	2.5	3	1	2	1	0	0	0	1	410	991
1424	WILRO PARK EXT	R	295,000	R	1,161,223	4	2	3	1	2	1	0	1	1	0	239	1,153
1425	WILRO PARK EXT	R	337,000	R	1,326,550	3	2	4	1	2	1	1	1	0	1	350	2,353
1426	WILRO PARK EXT	R	535,000	R	2,105,947	4	3	5	2	2	1	1	0	1	0	400	3,000
1427	WILRO PARK EXT	R	280,000	R	1,044,661	5	3	2	0	2	0	1	1	1	0	300	1,000
1428	WILRO PARK EXT	R	305,000	R	1,137,934	3	3	4	1	2	1	0	0	0	1	328	1,000
1429	WILRO PARK EXT	R	390,000	R	1,189,259	3	2	3	2	2	1	0	0	0	1	389	1,000
1430	WILRO PARK EXT	R	280,000	R	853,827	4	2	3	0	2	1	0	0	0	1	296	1,100
1431	WILRO PARK EXT	R	325,074	R	991,274	3	2	3	2	2	1	0	0	0	1	389	1,000
1432	WILRO PARK EXT	R	225,000	R	686,111	3	2	4	0	1	1	0	1	0	1	170	1,000
1433	WILRO PARK EXT	R	440,000	R	1,191,436	3	2	4	1	2	0	0	1	0	1	289	1,000
1434	WILRO PARK EXT	R	430,000	R	1,164,358	4	2	3	0	2	1	0	1	1	0	380	1,300
1435	WILRO PARK EXT	R	430,000	R	1,164,358	4	2	3	0	2	1	0	1	1	0	380	1,300
1436	WILRO PARK EXT	R	380,000	R	1,028,967	3	2.5	2	0	2	0	0	1	0	1	195	1,000
1437	WILRO PARK EXT	R	600,000	R	1,624,685	5	3	4	1	3	0	0	1	0	1	490	1,100
1438	WILRO PARK EXT	R	430,000	R	1,164,358	3	3	4	1	1	1	0	1	0	1	289	1,000
1439	WILRO PARK EXT	R	450,000	R	1,218,514	3	2.5	3	1	3	1	0	0	1	0	304	2,044
1440	WILRO PARK EXT	R	550,000	R	1,102,269	4	2.5	4	1	2	1	1	1	0	1	355	1,750
1441	WILRO PARK EXT	R	630,000	R	1,262,599	4	2.5	3	1	3	1	0	1	0	1	400	2,000
1442	WILRO PARK EXT	R	435,000	R	739,238	3	2	3	1	2	1	0	0	0	1	220	1,100
1443	WILRO PARK EXT	R	580,000	R	985,650	3	2	4	1	2	0	0	0	1	0	226	1,519
1444	WILRO PARK EXT 1	R	590,000	R	1,002,644	4	2	3	0	3	1	0	1	0	1	301	1,025
1445	WILRO PARK EXT 12	R	820,000	R	1,126,631	3	2	4	2	2	1	0	1	0	1	294	1,020
1446	WILRO PARK EXT 12	R	800,000	R	853,117	3	2	2	1	2	0	1	0	1	0	246	1,200
1447	WILRO PARK EXT 16	R	633,477	R	870,360	4	3	3	1	2	1	0	1	0	1	300	1,200
1448	WILRO PARK EXT 5	R	565,000	R	960,159	3	2.5	3	1	2	0	0	1	1	0	248	1,514
1449	WILRO PARK EXT 5	R	650,000	R	893,061	3	2	3	1	1	1	0	0	1	0	202	996
1450	WILRO PARK EXT 5	R	1,100,000	R	894,516	4	2	3	2	2	1	0	1	1	0	276	980
1451	WILRO PARK EXT 6	R	675,000	R	1,147,093	5	3.5	3	0	4	0	1	1	0	1	287	1,102
1452	WILRO PARK EXT 6	R	490,000	R	673,231	3	2	2	1	2	1	0	1	0	1	180	1,200
1453	WILRO PARK EXT 6	R	750,000	R	799,798	3	2.5	4	1	0	1	1	0	0	1	205	1,500
1454	WILROPARK	R	299,000	R	1,526,189	4	2.5	3	0	3	1	0	0	1	0	330	1,500
1455	WILROPARK	R	240,000	R	1,225,035	3	2	3	1	2	1	0	0	0	1	300	1,075
1456	WILROPARK	R	225,000	R	1,016,639	3	2	3	0	1	1	0	0	0	1	220	1,013
1457	WILROPARK	R	234,000	R	1,057,305	4	2	2	0	2	1	0	0	0	1	200	1,225
1458	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991
1459	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991
1460	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991
1461	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991
1462	WILROPARK	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	1	0	294	991
1463	WILROPARK	R	365,000	R	1,649,215	4	2	3	0	3	1	0	0	1	0	263	1,124
1464	WILROPARK	R	420,000	R	1,897,727	3	2	3	1	2	2	1	1	1	0	400	1,251
1465	WILROPARK	R	260,000	R	1,023,451	4	2	3	1	2	1	0	0	0	1	226	1,163
1466	WILROPARK	R	323,000	R	1,271,441	4	2.5	3	0	2	1	0	1	1	0	270	1,529
1467	WILROPARK	R	280,000	R	1,102,178	3	2	3	0	2	1	0	1	0	1	270	1,070
1468	WILROPARK	R	306,000	R	1,204,523	3	2	4	1	2	1	0	1	0	1	270	1,052
1469	WILROPARK	R	280,000	R	1,102,178	4	2	3	0	2	1	1	0	1	0	258	1,273
1470	WILROPARK	R	230,000	R	858,115	3	2	3	1	2	0	0	1	1	0	180	1,330
1471	WILROPARK	R	320,000	R	1,193,898	4	3	3	0	2	1	0	1	0	1	324	1,617
1472	WILROPARK	R	275,000	R	1,026,006	4	2	3	0	2	1	0	1	0	1	192	1,291
1473	WILROPARK	R	275,000	R	1,026,006	4	2	3	0	2	1	0	1	0	1	192	1,291
1474	WILROPARK	R	418,000	R	1,559,530	3	2	4	1	2	1	0	1	1	0	372	1,107
1475	WILROPARK	R	448,000	R	1,671,458	4	2	3	0	3	0	1	1	0	1	398	1,000
1476	WILROPARK	R	445,000	R	1,660,265	5	3	4	2	2	1	0	1	0	1	400	2,677
1477	WILROPARK	R	247,000	R	921,540	3	2	3	1	2	0	0	1	1	0	190	1,125
1478	WILROPARK	R	295,000	R	1,100,625	3	2	3	0	2	1	0	0	1	0	300	1,000
1479	WILROPARK	R	250,000	R	762,346	3	2	3	1	2	1	0	1	1	0	190	1,125
1480	WILROPARK	R	225,000	R	686,111	3	2	3	0	1	1	0	1	0	1	198	1,200
1481	WILROPARK	R	400,000	R	1,219,753	4	2.5	3	1	2	0	0	0	1	0	224	1,208
1482	WILROPARK	R	360,000	R	1,097,778	4	3	3	0	2	0	0	1	1	0	260	1,160
1483	WILROPARK	R	285,000	R	869,074	4	3	4	1	2	1	0	1	0	1	280	1,200
1484	WILROPARK	R	340,000	R	1,036,790	4	2	3	0	2	1	1	1	0	1	281	1,253
1485	WILROPARK	R	210,000	R	640,370	3	2	2	0	1	1	0	0	0	1	180	1,030
1486	WILROPARK	R	362,582	R	1,105,652	3	3	4	1	2	1	0	0	0	1	320	1,086
1487	WILROPARK	R	425,000	R	1,295,987	4	2	3	1	2	1	0	1	0	1	430	1,700
1488	WILROPARK	R	270,000	R	823,333	3	2	3	0	2	1	0	1	0	1	280	1,200
1489	WILROPARK	R	415,000	R	1,265,494	4	2	3	1	2	2	0	0	1	0	300	1,503
1490	WILROPARK	R	310,000	R	945,308	5	2	3	0	4	0	0	0	0	1	230	1,000
1491	WILROPARK	R	285,000	R	869,074	3	2	3	0	2	1	0	1	1	0	175	1,022
1492	WILROPARK	R	565,000	R	1,722,901	3	2.5	3	1	2	1	0	0	1	0	427	1,257
1493	WILROPARK	R	445,000	R	1,356,975	3	2	4	1	2	0	1	1	1	0	450	1,200
1494	WILROPARK	R	270,000	R	823,333	3	2	3	1	2	1	0	0	0	1	260	1,045
1495	WILROPARK	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000
1496	WILROPARK	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000
1497	WILROPARK	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000
1498	WILROPARK	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000
1499	WILROPARK	R	370,000	R	1,128,271	4	2	3	1	2	1	0	1	1	0	245	1,435
1500	WILROPARK	R	410,000	R	1,110,202	4	2.5	3	1	2	1	0	0	1	0	280	2,116

TABLE 4.8 REGRESSION ANALYSIS

Cleaned Data - 1548 Observations

NUMBER	SUB		SP		ADJUSTED SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE
1501	WILROPARK	R	460,000	R	1,245,592	4	2	3	0	2	1	0	1	1	0	230	1,096
1502	WILROPARK	R	520,000	R	1,408,061	4	3.5	3	1	2	1	0	1	0	1	550	1,895
1503	WILROPARK	R	335,000	R	907,116	3	2	2	1	2	1	0	0	0	1	280	1,200
1504	WILROPARK	R	266,727	R	722,246	3	2	4	1	2	1	0	1	0	1	270	1,052
1505	WILROPARK	R	350,000	R	947,733	4	2	3	0	2	1	0	1	0	1	200	800
1506	WILROPARK	R	490,000	R	982,021	4	2	3	1	2	0	0	1	1	0	320	1,100
1507	WILROPARK	R	437,000	R	875,802	2	2	2	0	2	0	0	0	1	0	165	650
1508	WILROPARK	R	590,000	R	1,182,434	3	2	3	1	2	1	0	1	0	1	370	1,269
1509	WILROPARK	R	660,000	R	1,322,722	4	4	4	1	2	1	0	1	0	1	330	1,024
1510	WILROPARK	R	710,000	R	1,206,572	4	3	4	1	2	0	1	1	0	1	400	1,750
1511	WILROPARK	R	540,000	R	917,674	3	2	3	1	2	1	0	1	0	1	280	1,200
1512	WILROPARK	R	410,000	R	696,753	2	2	2	0	2	0	0	0	1	0	172	986
1513	WILROPARK	R	465,000	R	790,220	4	2	3	1	2	0	0	0	0	1	230	1,100
1514	WILROPARK	R	660,000	R	906,801	3	2	4	1	2	1	0	0	0	1	300	1,167
1515	WILROPARK EXT 1	R	280,000	R	1,102,178	3	2.5	3	1	2	1	0	0	0	1	365	2,454
1516	WILROPARK EXT 1	R	315,000	R	1,175,244	3	2	4	1	2	1	0	0	1	0	325	1,000
1517	WILROPARK EXT 12	R	310,000	R	1,400,703	5	2	4	1	2	0	0	0	1	0	450	1,156
1518	WILROPARK EXT 2	R	320,000	R	1,445,887	4	2	3	0	2	1	0	1	1	0	270	1,529
1519	WITPOORTJIE	R	175,000	R	790,720	5	2	4	1	1	0	0	0	1	0	250	841
1520	WITPOORTJIE	R	178,000	R	804,275	3	2	3	0	1	0	0	0	0	1	169	1,000
1521	WITPOORTJIE	R	145,000	R	570,771	3	2	3	0	1	1	0	1	0	1	175	1,115
1522	WITPOORTJIE	R	160,000	R	629,816	3	2	2	0	2	1	0	1	0	1	166	1,115
1523	WITPOORTJIE	R	120,000	R	447,712	3	2	2	0	1	1	0	0	0	1	140	729
1524	WITPOORTJIE	R	215,000	R	802,151	3	2.5	3	1	2	1	0	1	0	1	300	911
1525	WITPOORTJIE	R	190,000	R	708,877	3	2	3	0	2	1	0	1	1	0	180	710
1526	WITPOORTJIE	R	190,000	R	708,877	4	2.5	3	2	2	1	0	1	1	0	230	840
1527	WITPOORTJIE	R	174,000	R	649,182	4	2	3	1	2	1	0	0	0	1	215	776
1528	WITPOORTJIE	R	110,000	R	410,403	3	1.5	2	0	2	1	0	0	0	1	142	892
1529	WITPOORTJIE	R	168,000	R	626,797	3	2	2	0	0	0	1	1	0	1	140	1,000
1530	WITPOORTJIE	R	198,000	R	603,778	3	1	2	0	2	1	1	1	0	1	180	1,000
1531	WITPOORTJIE	R	185,000	R	564,136	3	2	3	0	2	1	0	1	1	0	180	1,000
1532	WITPOORTJIE	R	220,000	R	670,864	3	2	4	1	2	1	1	1	0	1	223	980
1533	WITPOORTJIE	R	160,000	R	433,249	3	2	2	0	1	0	0	0	0	1	130	815
1534	WITPOORTJIE	R	145,000	R	392,632	3	1	3	0	1	1	0	0	0	1	130	1,000
1535	WITPOORTJIE	R	250,000	R	676,952	3	2	3	1	3	0	1	1	0	1	212	1,425
1536	WITPOORTJIE	R	220,000	R	595,718	3	2	3	0	2	0	0	1	1	0	150	1,008
1537	WITPOORTJIE	R	149,000	R	403,464	3	2	2	0	0	0	0	0	0	1	142	744
1538	WITPOORTJIE	R	225,000	R	609,257	3	2	3	0	1	0	1	0	1	0	158	858
1539	WITPOORTJIE	R	155,000	R	419,710	3	2	2	0	1	1	0	1	0	1	155	1,115
1540	WITPOORTJIE	R	210,000	R	420,866	3	2	2	0	1	1	0	0	0	1	145	1,115
1541	WITPOORTJIE	R	295,000	R	501,322	3	2	3	0	1	1	0	1	0	1	175	848
1542	WITPOORTJIE	R	283,000	R	480,929	3	1.5	2	0	2	1	0	1	1	0	150	888
1543	WITPOORTJIE	R	685,800	R	731,335	3	2	3	0	1	0	0	1	1	0	240	1,250
1544	WITPOORTJIE	R	510,000	R	456,100	3	2	2	1	2	1	0	0	1	0	160	1,076
1545	WITPOORTJIE	R	580,000	R	518,702	3	2	2	0	1	1	0	0	0	1	149	1,115
1546	WITPOORTJIE	R	610,000	R	568,027	3	1	1	0	1	3	0	0	0	1	165	1,000
1547	WITPOORTJIE EXT 5	R	560,000	R	769,407	3	2.5	4	1	2	1	0	1	0	1	285	1,115
1548	ZONNEHOEWE A H	R	412,594	R	1,117,225	2	1	2	0	0	1	0	0	1	0	213	10,000

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Cleaned data of structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
1	North East Region	R	1,165,000	R	1,979,797	3	2.5	3	1	2	1	0	1	0	1	380	1,289	1	0	0
2	North East Region	R	799,000	R	1,357,818	4	3.5	3	1	2	1	0	1	0	1	340	1,400	1	0	0
3	North East Region	R	1,200,000	R	1,648,729	5	3.5	4	1	4	1	1	1	0	1	520	1,320	1	0	0
4	North East Region	R	3,155,000	R	4,334,782	4	2	4	0	2	1	0	0	0	1	700	2,100	1	0	0
5	North East Region	R	1,700,000	R	1,812,875	5	3.5	5	1	2	2	0	0	0	1	550	1,600	1	0	0
6	North East Region	R	2,950,000	R	3,145,871	5	4	5	0	3	1	1	1	0	1	800	2,400	1	0	0
7	North East Region	R	340,000	R	1,735,466	4	2	3	1	2	1	0	0	0	1	275	1,384	1	0	0
8	North East Region	R	215,000	R	1,097,427	3	2	4	1	2	1	0	0	1	0	250	750	1	0	0
9	North East Region	R	210,000	R	1,071,905	3	2	3	1	1	0	0	0	0	1	200	1,057	1	0	0
10	North East Region	R	350,000	R	1,581,439	3	2	3	1	2	1	0	0	0	1	248	744	1	0	0
11	North East Region	R	300,000	R	1,355,519	4	2	3	0	2	1	1	1	0	1	304	1,096	1	0	0
12	North East Region	R	440,000	R	1,988,095	3	2	3	0	2	1	0	0	0	1	250	1,100	1	0	0
13	North East Region	R	450,000	R	1,771,357	4	3	4	1	2	1	0	1	0	1	300	2,195	1	0	0
14	North East Region	R	590,000	R	2,322,446	3	3	3	1	2	1	1	0	1	0	422	4,255	1	0	0
15	North East Region	R	320,000	R	1,259,632	3	2	3	1	3	1	0	1	1	0	260	1,244	1	0	0
16	North East Region	R	590,000	R	2,322,446	3	2	3	1	2	1	1	0	1	0	420	4,000	1	0	0
17	North East Region	R	220,000	R	865,997	3	2	3	1	1	1	0	0	1	0	185	2,150	1	0	0
18	North East Region	R	290,000	R	1,141,541	3	2	3	1	2	0	0	1	1	0	280	1,437	1	0	0
19	North East Region	R	560,000	R	2,204,356	3	2.5	4	1	2	0	0	1	1	0	380	1,350	1	0	0
20	North East Region	R	270,000	R	1,007,352	3	2	3	1	2	1	0	0	1	0	270	1,600	1	0	0
21	North East Region	R	292,000	R	1,089,432	3	2	2	0	2	0	0	0	0	1	167	501	1	0	0
22	North East Region	R	215,000	R	802,151	3	2	3	1	2	1	0	0	0	1	240	720	1	0	0
23	North East Region	R	600,000	R	2,238,560	5	3	3	1	4	1	0	1	1	0	400	4,561	1	0	0
24	North East Region	R	450,000	R	1,678,920	4	2	5	1	3	1	0	0	0	1	660	2,488	1	0	0
25	North East Region	R	450,000	R	1,678,920	3	2	4	1	2	1	0	1	0	1	320	1,188	1	0	0
26	North East Region	R	296,000	R	1,104,356	3	2	2	0	2	0	0	0	0	1	177	500	1	0	0
27	North East Region	R	287,000	R	1,070,778	4	2	3	0	2	1	0	0	0	1	272	1,593	1	0	0
28	North East Region	R	259,000	R	966,312	3	2	3	1	2	1	0	1	0	1	250	1,409	1	0	0
29	North East Region	R	380,000	R	1,417,754	3	2	3	0	2	1	0	1	0	1	270	1,506	1	0	0
30	North East Region	R	530,000	R	1,977,394	3	2.5	3	1	2	1	0	1	1	0	250	1,250	1	0	0
31	North East Region	R	325,000	R	1,212,553	3	2	3	1	2	1	0	1	0	1	230	1,000	1	0	0
32	North East Region	R	250,000	R	932,733	3	2	3	1	2	1	0	1	0	1	220	660	1	0	0
33	North East Region	R	445,000	R	1,660,265	4	3	3	1	2	1	1	1	0	1	300	1,200	1	0	0
34	North East Region	R	525,000	R	1,958,740	3	2	3	1	2	1	1	0	0	1	400	1,115	1	0	0
35	North East Region	R	850,000	R	3,171,293	3	2	3	1	4	1	1	1	1	0	260	1,800	1	0	0
36	North East Region	R	820,000	R	2,500,493	4	4	3	1	3	1	1	1	1	0	850	2,478	1	0	0
37	North East Region	R	430,000	R	1,311,234	4	2	4	1	2	1	0	1	1	0	350	2,197	1	0	0
38	North East Region	R	390,000	R	1,189,259	4	2	3	1	2	1	0	1	0	1	360	1,365	1	0	0
39	North East Region	R	705,000	R	2,149,814	5	2.5	3	1	4	1	0	1	1	0	400	2,300	1	0	0
40	North East Region	R	375,000	R	1,143,518	4	2	3	0	2	1	0	1	1	0	366	1,100	1	0	0
41	North East Region	R	336,000	R	1,024,592	3	2	3	0	2	0	0	1	0	1	177	500	1	0	0
42	North East Region	R	385,000	R	1,174,012	3	2.5	3	3	2	0	0	0	1	0	435	2,010	1	0	0
43	North East Region	R	335,000	R	1,021,543	4	2	3	1	2	1	0	0	1	0	190	1,000	1	0	0
44	North East Region	R	435,000	R	1,326,481	3	2	2	1	2	1	1	1	0	1	400	1,298	1	0	0
45	North East Region	R	330,000	R	1,006,296	3	3	3	1	2	1	1	1	1	0	300	1,200	1	0	0
46	North East Region	R	450,000	R	1,372,222	5	3	4	1	2	0	0	1	1	0	281	1,561	1	0	0
47	North East Region	R	930,000	R	2,835,925	5	3	4	1	2	3	0	1	0	1	500	1,476	1	0	0
48	North East Region	R	380,000	R	1,158,765	4	2	4	1	2	1	0	0	0	1	310	1,300	1	0	0
49	North East Region	R	310,000	R	839,421	4	2	3	0	2	1	0	1	1	0	280	1,000	1	0	0
50	North East Region	R	1,198,000	R	3,243,955	4	3	3	0	2	0	1	0	1	0	400	700	1	0	0
51	North East Region	R	460,000	R	1,245,592	5	2.5	3	1	3	0	0	1	0	1	365	1,095	1	0	0
52	North East Region	R	350,000	R	947,733	4	2	4	1	2	1	0	1	0	1	260	1,146	1	0	0
53	North East Region	R	475,000	R	1,286,209	3	2	3	1	2	1	0	1	0	1	318	1,389	1	0	0
54	North East Region	R	1,160,000	R	3,141,058	5	3.5	3	1	3	2	0	0	1	0	680	1,716	1	0	0
55	North East Region	R	795,000	R	2,152,708	4	3.5	5	2	3	1	1	0	1	0	590	1,000	1	0	0
56	North East Region	R	555,000	R	1,502,834	4	2	4	1	3	1	0	1	1	0	320	900	1	0	0
57	North East Region	R	435,000	R	1,177,897	3	2	3	0	2	1	0	1	0	1	320	1,658	1	0	0
58	North East Region	R	550,000	R	1,489,295	4	2	3	0	2	1	0	1	0	1	225	1,077	1	0	0
59	North East Region	R	255,000	R	690,491	3	2	2	0	0	0	0	0	1	0	120	706	1	0	0
60	North East Region	R	460,000	R	1,245,592	3	2	3	1	2	1	0	1	0	1	250	1,300	1	0	0
61	North East Region	R	400,000	R	1,083,124	3	2	3	1	2	1	0	1	1	0	250	1,380	1	0	0
62	North East Region	R	470,000	R	1,272,670	4	2	3	1	2	1	0	1	0	1	260	1,739	1	0	0
63	North East Region	R	410,000	R	1,110,202	4	2	3	0	2	1	0	0	0	1	270	1,593	1	0	0
64	North East Region	R	610,000	R	1,651,763	4	2.5	4	1	2	1	0	0	1	0	250	1,500	1	0	0
65	North East Region	R	610,000	R	1,651,763	4	2.5	4	1	2	1	0	0	1	0	250	1,500	1	0	0
66	North East Region	R	680,000	R	1,841,310	4	2.5	3	1	5	1	0	1	0	1	310	1,000	1	0	0
67	North East Region	R	565,000	R	1,529,912	3	2	5	1	2	2	0	1	0	1	287	3,722	1	0	0
68	North East Region	R	420,000	R	1,137,280	3	2	4	0	2	0	0	0	1	0	350	1,500	1	0	0
69	North East Region	R	630,000	R	1,705,920	4	2.5	4	1	2	1	0	1	1	0	360	1,160	1	0	0
70	North East Region	R	330,000	R	893,577	2	1	3	0	2	0	0	0	1	0	150	700	1	0	0
71	North East Region	R	430,000	R	1,164,358	3	2	3	1	1	0	0	0	0	1	185	2,085	1	0	0
72	North East Region	R	300,000	R	812,343	3	2	3	0	2	1	0	0	0	1	250	490	1	0	0
73	North East Region	R	950,000	R	1,903,918	4	2.5	4	1	3	0	0	0	1	0	376	1,128	1	0	0
74	North East Region	R	540,000	R	1,082,227	4	2	3	1	2	1	0	1	0	1	360	1,365	1	0	0
75	North East Region	R	420,000	R	841,732	3	2	3	0	2	1	0	0	1	0	220	1,000	1	0	0
76	North East Region	R	565,000	R	1,132,330	3	2	3	1	3	0	0	1	1	0	230	1,244	1	0	0
77	North East Region	R	2,000,000	R	4,008,249	4	4	5	1	3	2	0	1	1	0	768	1,800	1	0	0
78	North East Region	R	700,000	R	1,402,887	3	2	3	1	2	1	1	0	1	0	400	1,115	1	0	0
79	North East Region	R	700,000	R	1,402,887	3	2	3	1	2	1	1	0	1	0	400	1,115	1	0	0
80	North East Region	R	460,000	R	921,897	3	2	3	1	2	1	0	1	1	0	280	1,000	1	0	0
81	North East Region	R	465,000	R	931,918	4	2	3	0	2	1	0	0	0	1	240	1,000	1	0	0
82	North East Region	R	599,000	R	1,200,471	3	2.5	3	1	2	0	0	0	1	0	300	850	1	0	0
83	North East Region	R	750,000	R	1,503,094	5	3	5	0	2	1	1	1	0	1	550	1,690	1	0	0
84	North East Region	R	530,000	R	1,062,186	3	2	2	1	2	1	0	1	1	0	330	1,735	1	0	0
85	North East Region	R	1,400,000	R	2,805,775	5	2.6	4	1	3	1	0	1	1	0	500	1,500	1	0	0
86	North East Region	R	425,000	R	851,753	3	2	2	1	2	1	0	1	0	1	200	1,364	1	0	0
87	North East Region	R	540,000	R	1,082,227	3	3	3	1	2	0	0	1	0	1	270	900	1	0	0
88	North East Region	R	560,000	R	1,122,310	4	3	4	0	2	1	0	1	0	1	268	1,568	1	0	0
89	North East Region	R	760,000	R	1,291,542	3	2	4	1	2	1	1	1	1	0	400	2,003	1	0	0
90	North East Region	R	930,000	R	1,580,439	3	2	3	1	3	1	0	1	1	0	350	1,050	1	0	0
91	North East Region	R	615,000	R	1,045,129	4	2	3	1	2	1	0	1	0	1	280	1,200	1	0	0
92	North East Region	R	670,000	R	1,138,596	5	3	4	1	2	1	0	1	1	0	330	1,873	1	0	0
93	North East Region	R	670,000	R	1,138,596	3	2	3	0	3	1	0	1	0	1	220	1,240	1	0	0
94	North East Region	R	790,000	R	1,342,523	3	2	3	0	2	1	1	1	1	0	400	900	1	0	0
95	North East Region	R	980,000	R	1,665,409	4	2.5	3	1	4	1	0	0	1	0	418	1,254	1	0	0
96	North East Region	R	535,000	R	909,177	4	2	3	0	2	1	0	1	1	0	220	1,200	1	0	0
97	North East Region	R	560,000	R	951,662	3	2	3	0	0	0	0	0	0	1	180	1,000	1	0	0
98	North East Region	R	710,000	R	1,206,572	4	2	3	1	2	1	0	0	1	0	400	2,600	1	0	0
99	North East Region	R	660,000	R	1,121,602	3	2	2	1	2	1	0	0	0	1	200	1,086	1	0	0
100	North East Region	R	1,090,000	R	1,497,595	3	2	3	1	2	1	0	1	1	0	280	2,487	1	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
101	North East Region	R	630,000	R	865,583	4	2	3	0	2	1	0	1	1	0	280	1,038	1	0	0
102	North East Region	R	899,000	R	1,235,173	4	2	4	1	3	0	1	1	0	1	300	1,780	1	0	0
103	North East Region	R	1,325,000	R	1,820,471	4	3.5	5	1	3	1	0	1	0	1	680	1,080	1	0	0
104	North East Region	R	835,000	R	1,147,240	3	2	3	1	2	1	1	1	0	1	318	954	1	0	0
105	North East Region	R	995,000	R	1,367,071	4	3.5	3	1	2	1	0	1	1	0	400	1,315	1	0	0
106	North East Region	R	880,000	R	1,209,068	4	3	3	0	2	1	0	1	1	0	300	1,250	1	0	0
107	North East Region	R	980,000	R	1,346,462	4	2	3	0	2	1	0	1	1	0	310	1,252	1	0	0
108	North East Region	R	1,498,000	R	2,058,163	3	2	4	0	2	1	0	1	1	0	252	1,200	1	0	0
109	North East Region	R	665,000	R	913,670	3	2	3	0	2	1	0	0	1	0	210	1,000	1	0	0
110	North East Region	R	870,000	R	1,195,328	4	2	3	1	3	1	0	1	1	0	187	1,070	1	0	0
111	North East Region	R	1,030,000	R	1,415,159	4	2	3	1	3	1	0	1	0	1	330	1,388	1	0	0
112	North East Region	R	1,950,000	R	2,679,184	4	2.5	6	0	3	1	0	1	1	0	486	520	1	0	0
113	North East Region	R	780,000	R	1,071,674	4	2.5	3	2	2	0	0	0	1	0	235	705	1	0	0
114	North East Region	R	810,000	R	1,112,892	4	2	3	1	2	0	0	0	1	0	220	1,475	1	0	0
115	North East Region	R	735,000	R	1,009,846	3	2	3	0	1	1	0	1	0	1	260	780	1	0	0
116	North East Region	R	1,150,000	R	1,580,032	4	3.5	4	0	2	1	0	1	0	1	285	1,035	1	0	0
117	North East Region	R	925,000	R	986,417	3	2.5	3	1	3	1	0	1	1	0	330	1,305	1	0	0
118	North East Region	R	680,000	R	725,150	3	2	2	0	1	0	0	0	0	1	153	1,332	1	0	0
119	North East Region	R	1,900,000	R	2,026,154	5	4	4	1	2	0	1	1	0	1	500	1,932	1	0	0
120	North East Region	R	950,000	R	1,013,077	3	2	3	1	2	0	0	1	1	0	280	1,563	1	0	0
121	North East Region	R	950,000	R	1,013,077	3	2.5	3	1	2	0	0	0	1	0	350	991	1	0	0
122	North East Region	R	775,000	R	826,458	4	2	3	0	2	2	0	1	0	1	271	813	1	0	0
123	North East Region	R	1,350,000	R	1,439,636	4	3	3	2	2	1	1	1	0	1	450	1,350	1	0	0
124	North East Region	R	850,000	R	906,437	2	2	2	0	2	0	0	0	0	1	149	500	1	0	0
125	North East Region	R	1,050,000	R	1,119,717	4	2	4	0	2	1	0	1	1	0	320	1,000	1	0	0
126	North East Region	R	1,470,000	R	1,567,603	3	4	5	1	3	1	0	1	1	0	470	1,805	1	0	0
127	North East Region	R	1,260,000	R	1,343,660	4	2.5	3	1	2	1	0	0	1	0	374	1,000	1	0	0
128	North East Region	R	810,000	R	863,781	3	1	1	0	4	0	0	1	1	0	240	1,332	1	0	0
129	North East Region	R	1,260,000	R	1,343,660	4	2.5	3	1	2	1	0	0	1	0	374	1,000	1	0	0
130	North East Region	R	1,080,000	R	1,151,709	4	3	2	0	2	1	0	1	0	1	310	1,280	1	0	0
131	North East Region	R	1,500,000	R	1,599,595	4	3	4	0	2	1	1	1	1	0	500	3,228	1	0	0
132	North East Region	R	1,690,000	R	1,511,391	4	3	1	0	2	0	0	0	1	0	340	1,020	1	0	0
133	North East Region	R	1,350,000	R	1,207,324	4	2	3	0	2	1	1	1	1	0	380	1,140	1	0	0
134	North East Region	R	920,000	R	822,769	4	2	3	0	2	1	0	1	0	1	245	904	1	0	0
135	North East Region	R	920,000	R	822,769	3	2	3	1	2	0	0	0	1	0	190	1,200	1	0	0
136	North East Region	R	1,080,000	R	965,859	3	2	3	1	0	0	1	1	0	1	213	1,325	1	0	0
137	North East Region	R	1,050,000	R	939,030	3	2	4	0	2	2	0	1	0	1	300	1,234	1	0	0
138	North East Region	R	945,000	R	768,470	2	1	1	1	4	0	0	1	1	0	240	1,332	1	0	0
139	North East Region	R	1,500,000	R	1,219,794	3	2.5	3	1	2	1	1	1	1	0	296	1,250	1	0	0
140	North East Region	R	1,300,000	R	1,057,155	4	2	4	0	2	1	0	1	0	1	270	1,229	1	0	0
141	North East Region	R	1,699,500	R	1,382,027	4	3.5	4	2	3	1	1	1	0	1	390	1,271	1	0	0
142	North East Region	R	1,200,000	R	975,835	3	2.5	3	1	2	0	0	0	1	0	300	564	1	0	0
143	North East Region	R	3,000,000	R	2,439,588	3	3	2	0	2	0	0	0	0	1	204	612	1	0	0
144	North East Region	R	1,250,000	R	1,016,495	4	2	3	1	2	1	0	1	0	1	300	1,000	1	0	0
145	North East Region	R	980,000	R	912,567	3	2	4	1	2	1	0	1	0	1	280	1,000	1	0	0
146	North East Region	R	1,080,000	R	1,005,686	3	2	3	0	2	1	0	1	1	0	260	1,625	1	0	0
147	North East Region	R	1,380,000	R	1,285,044	4	2	3	1	2	1	0	0	0	1	280	1,300	1	0	0
148	North East Region	R	1,003,000	R	933,985	3	2	4	0	2	0	1	0	1	0	225	1,158	1	0	0
149	North East Region	R	890,000	R	1,222,807	3	2.5	4	2	3	1	0	0	1	0	300	900	1	0	0
150	North East Region	R	500,000	R	686,970	3	2	2	1	2	1	0	1	0	1	230	690	1	0	0
151	North East Region	R	1,040,000	R	845,724	4	2	3	0	2	1	0	0	0	1	260	780	1	0	0
152	North East Region	R	332,000	R	1,238,670	4	2.5	3	0	2	1	0	1	0	1	400	1,449	1	0	0
153	North East Region	R	410,000	R	821,691	4	2	3	0	2	1	0	0	0	1	250	1,200	1	0	0
154	North East Region	R	430,000	R	1,604,301	4	2	3	0	3	0	0	1	0	1	380	7,500	1	0	0
155	North East Region	R	430,000	R	1,164,358	3	2	3	1	2	1	0	1	0	1	195	585	1	0	0
156	North East Region	R	600,000	R	1,019,638	3	2	4	1	3	1	0	1	0	1	360	1,435	1	0	0
157	North East Region	R	1,250,000	R	2,124,246	4	2.5	4	1	2	1	0	1	0	1	380	2,523	1	0	0
158	North East Region	R	1,100,000	R	1,511,335	3	2	3	0	4	1	1	1	1	0	400	1,800	1	0	0
159	North East Region	R	1,250,000	R	1,117,893	3	2	3	1	2	1	0	1	1	0	235	2,600	1	0	0
160	North East Region	R	1,750,000	R	1,423,093	3	2	4	0	3	1	1	1	0	1	428	1,036	1	0	0
161	North East Region	R	1,750,000	R	1,423,093	3	2	4	0	3	1	1	1	0	1	428	1,036	1	0	0
162	North East Region	R	765,000	R	1,051,065	4	2	3	0	2	1	0	1	0	1	250	1,650	1	0	0
163	North East Region	R	865,000	R	922,433	4	2	3	0	2	1	0	1	0	1	250	1,650	1	0	0
164	North East Region	R	435,000	R	871,794	3	2	2	1	2	1	0	1	0	1	245	1,200	1	0	0
165	North East Region	R	580,000	R	1,162,392	3	2	4	1	2	1	0	1	1	0	220	1,245	1	0	0
166	North East Region	R	470,000	R	798,717	3	2	2	1	2	0	0	0	0	1	280	1,021	1	0	0
167	North East Region	R	2,100,000	R	1,878,059	3	2.5	4	2	3	1	1	1	1	0	604	2,640	1	0	0
168	North East Region	R	225,000	R	839,460	3	2	3	0	2	0	0	1	0	1	213	1,249	1	0	0
169	North East Region	R	470,000	R	798,717	3	2	3	0	4	1	0	0	1	0	308	1,125	1	0	0
170	North East Region	R	480,000	R	815,710	4	2.5	3	0	4	1	0	0	0	1	260	1,297	1	0	0
171	North East Region	R	540,000	R	917,674	4	2	3	1	2	1	0	1	1	0	330	1,200	1	0	0
172	North East Region	R	950,000	R	1,305,244	3	2	3	2	2	1	0	1	0	1	300	1,128	1	0	0
173	North East Region	R	1,300,000	R	1,057,155	5	3.5	3	1	2	0	0	1	0	1	300	1,100	1	0	0
174	North East Region	R	1,850,000	R	1,654,481	5	3.5	5	1	2	1	1	1	0	1	600	1,800	1	0	0
175	North East Region	R	1,750,000	R	1,565,050	4	2.5	3	1	2	1	0	1	0	1	362	1,200	1	0	0
176	North East Region	R	800,000	R	3,149,080	4	4	5	1	2	1	1	1	1	0	580	1,740	1	0	0
177	North East Region	R	860,000	R	3,208,602	4	3	3	1	3	1	0	1	0	1	750	1,410	1	0	0
178	North East Region	R	640,000	R	1,951,605	4	2	3	1	2	1	0	0	1	0	335	1,100	1	0	0
179	North East Region	R	970,000	R	2,626,575	4	3	3	2	2	1	0	0	1	0	470	1,833	1	0	0
180	North East Region	R	2,200,000	R	3,022,669	4	3	4	1	2	2	1	1	0	1	550	2,200	1	0	0
181	North East Region	R	1,675,000	R	2,301,350	4	3.5	5	1	2	2	1	1	1	0	575	1,725	1	0	0
182	North East Region	R	2,100,000	R	2,885,275	3	3	3	1	5	1	1	1	0	1	500	2,119	1	0	0
183	North East Region	R	1,700,000	R	1,520,334	4	2.5	3	0	2	1	0	1	1	0	300	900	1	0	0
184	North East Region	R	4,200,000	R	3,415,423	4	2.5	3	1	2	1	0	1	1	0	363	3,000	1	0	0
185	North East Region	R	250,000	R	1,129,599	3	2	3	0	2	1	0	0	0	1	216	1,036	1	0	0
186	North East Region	R	210,000	R	948,863	3	2	2	0	2	0	0	0	0	1	180	1,087	1	0	0
187	North East Region	R	200,000	R	787,270	3	2	2	0	0	0	0	0	1	0	130	1,092	1	0	0
188	North East Region	R	370,000	R	1,456,449	4	2	3	0	2	2	0	1	0	1	250	1,066	1	0	0
189	North East Region	R	410,000	R	1,613,903	4	3	3	1	2	1	0	1	0	1	360	1,036	1	0	0
190	North East Region	R	258,000	R	962,581	3	2	3	1	3	1	0	0	0	1	230	1,272	1	0	0
191	North East Region	R	340,000	R	1,268,517	3	2	3	0	2	1	0	0	0	1	200	440	1	0	0
192	North East Region	R	340,000	R	1,268,517	3	2	3	0	2	1	0	0	0	1	200	440	1	0	0
193	North East Region	R	430,000	R	1,604,301	3	2	3	1	2	1	0	0	1	0	310	1,036	1	0	0
194	North East Region	R	880,000	R	3,283,221	4	3	3	1	3	1	0	1	1	0	580	1,100	1	0	0
195	North East Region	R	480,000	R	1,463,703	4	2	3	0	2	1	0	1	0	1	250	723	1	0	0
196	North East Region	R	575,000	R	1,753,395	4	3.5	3	1	2	1	0	0	0	1	350	1,200	1	0	0
197	North East Region	R	560,000	R	1,707,654	5	2.5	4	0	2	1	0	1	1	0	500	1,036	1	0	0
198	North East Region	R	320,000	R	975,802	3	2	3	1	2	1	0	0	0	1	210	1,273	1	0	0
199	North East Region	R	610,000	R	1,860,123	5	3	3	0	3	0	0	1	0	1	400	1,200	1	0	0
200	North East Region	R	455,000	R	1,387,469	3	2	2	1	2	1	0	1	0	1	305	1,236	1	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
201	North East Region	R	490,000	R	1,326,826	3	2	3	0	2	0	0	0	0	1	300	900	1	0	0
202	North East Region	R	650,000	R	1,760,076	3	2.5	3	0	2	1	0	1	0	1	285	610	1	0	0
203	North East Region	R	490,000	R	1,326,826	3	2	3	0	2	0	0	0	0	1	300	900	1	0	0
204	North East Region	R	250,000	R	676,952	2	2	2	0	2	0	0	1	0	1	100	350	1	0	0
205	North East Region	R	780,000	R	2,112,091	4	2.5	3	0	2	1	0	1	0	1	330	990	1	0	0
206	North East Region	R	520,000	R	1,408,061	3	2	3	0	2	0	0	0	1	0	262	1,000	1	0	0
207	North East Region	R	590,000	R	1,597,607	5	3	4	1	2	1	0	1	0	1	450	1,036	1	0	0
208	North East Region	R	524,000	R	1,050,161	3	2	0	0	2	0	0	0	1	0	220	1,035	1	0	0
209	North East Region	R	715,000	R	1,432,949	3	2	3	0	2	0	0	0	0	1	252	756	1	0	0
210	North East Region	R	288,000	R	577,188	3	2	2	0	2	0	0	0	1	0	137	250	1	0	0
211	North East Region	R	730,000	R	1,463,011	3	2	2	0	2	0	0	1	0	1	252	756	1	0	0
212	North East Region	R	950,000	R	1,903,918	3	3	3	1	2	1	0	0	0	1	430	1,200	1	0	0
213	North East Region	R	1,600,000	R	3,206,600	5	4	6	1	4	1	0	1	1	0	688	2,500	1	0	0
214	North East Region	R	1,000,000	R	2,004,125	3	2.5	4	0	2	1	0	1	0	1	400	1,980	1	0	0
215	North East Region	R	1,200,000	R	2,404,950	5	3.5	3	1	4	2	1	1	0	1	750	3,700	1	0	0
216	North East Region	R	790,000	R	1,583,259	3	3	3	1	3	1	0	1	0	1	359	1,048	1	0	0
217	North East Region	R	650,000	R	1,302,681	3	2	2	0	2	0	0	0	0	1	262	500	1	0	0
218	North East Region	R	620,000	R	1,242,557	3	2	3	0	2	1	0	0	0	1	260	780	1	0	0
219	North East Region	R	650,000	R	1,302,681	3	2.5	3	1	2	1	0	0	1	0	240	740	1	0	0
220	North East Region	R	520,000	R	1,042,145	3	2	2	0	1	2	0	0	0	1	311	2,600	1	0	0
221	North East Region	R	830,000	R	1,663,424	4	3.5	3	1	2	0	0	1	1	0	477	1,602	1	0	0
222	North East Region	R	700,000	R	1,402,887	4	3	4	0	2	1	1	1	1	0	400	1,100	1	0	0
223	North East Region	R	400,000	R	801,650	3	2	2	0	2	0	0	0	0	1	120	1,100	1	0	0
224	North East Region	R	1,250,000	R	2,505,156	6	3.5	7	1	4	1	0	1	0	1	900	2,000	1	0	0
225	North East Region	R	610,000	R	1,222,516	3	2.5	2	0	1	1	0	1	1	0	210	1,200	1	0	0
226	North East Region	R	850,000	R	1,703,506	3	2	2	1	2	0	0	0	0	1	310	1,850	1	0	0
227	North East Region	R	1,550,000	R	2,634,065	4	3.5	4	1	3	1	0	1	0	1	550	1,700	1	0	0
228	North East Region	R	1,550,000	R	2,634,065	4	3.5	4	1	3	1	0	1	0	1	550	1,700	1	0	0
229	North East Region	R	740,000	R	1,257,554	3	2	3	0	2	1	1	1	0	1	300	1,290	1	0	0
230	North East Region	R	880,000	R	1,495,469	3	2.5	4	1	2	1	0	1	0	1	300	1,000	1	0	0
231	North East Region	R	675,000	R	1,147,093	3	2	3	0	2	0	0	0	0	1	230	1,200	1	0	0
232	North East Region	R	750,000	R	1,274,548	3	2.5	2	1	1	2	1	0	0	1	476	1,036	1	0	0
233	North East Region	R	647,000	R	1,099,510	3	2	2	0	2	0	0	0	0	1	220	1,250	1	0	0
234	North East Region	R	1,150,000	R	1,954,306	3	2	6	1	2	1	0	0	1	0	530	1,500	1	0	0
235	North East Region	R	790,000	R	1,342,523	3	2	4	1	2	1	0	0	1	0	300	1,600	1	0	0
236	North East Region	R	675,000	R	1,147,093	3	2	2	1	2	0	0	0	1	0	260	1,014	1	0	0
237	North East Region	R	1,120,000	R	1,903,324	4	2	4	1	2	1	0	1	1	0	360	1,040	1	0	0
238	North East Region	R	655,000	R	1,113,105	3	2	2	1	2	0	0	0	0	1	200	500	1	0	0
239	North East Region	R	730,000	R	1,240,560	3	2	3	0	2	1	1	1	0	1	250	1,038	1	0	0
240	North East Region	R	730,000	R	1,240,560	3	2	3	0	2	1	1	1	0	1	250	1,038	1	0	0
241	North East Region	R	1,470,000	R	2,019,693	4	3.5	5	1	3	1	0	1	0	1	608	1,500	1	0	0
242	North East Region	R	495,000	R	680,101	3	2	2	0	2	0	0	0	1	0	103	360	1	0	0
243	North East Region	R	850,000	R	1,167,849	3	2.5	3	1	2	0	0	1	0	1	240	1,250	1	0	0
244	North East Region	R	520,000	R	714,449	3	2	2	0	2	0	0	0	1	0	143	480	1	0	0
245	North East Region	R	890,000	R	1,222,807	4	2	2	1	2	1	0	0	0	1	200	982	1	0	0
246	North East Region	R	720,000	R	989,237	3	2	3	0	2	0	0	1	0	1	240	1,000	1	0	0
247	North East Region	R	1,450,000	R	1,992,214	3	2.5	5	1	2	1	0	0	0	1	396	880	1	0	0
248	North East Region	R	1,300,000	R	1,786,123	3	3	3	0	2	1	1	1	0	1	375	1,526	1	0	0
249	North East Region	R	1,150,000	R	1,226,356	3	2	4	1	3	1	0	1	0	1	320	1,100	1	0	0
250	North East Region	R	995,000	R	1,061,065	4	2	3	0	0	0	1	0	0	1	275	825	1	0	0
251	North East Region	R	790,000	R	842,454	3	2	1	0	2	0	0	1	1	0	170	1,000	1	0	0
252	North East Region	R	1,700,000	R	1,812,875	5	3	3	1	2	1	1	1	0	1	420	1,100	1	0	0
253	North East Region	R	2,250,000	R	2,399,393	4	2.5	3	0	2	0	0	0	0	1	400	1,200	1	0	0
254	North East Region	R	1,500,000	R	1,599,595	5	3.5	3	1	2	1	0	1	1	0	450	1,862	1	0	0
255	North East Region	R	1,445,000	R	1,292,284	3	2	3	0	2	1	0	1	0	1	480	1,100	1	0	0
256	North East Region	R	999,000	R	893,420	3	2	3	0	2	0	0	0	0	1	200	486	1	0	0
257	North East Region	R	1,300,000	R	1,162,608	3	2	2	0	2	1	1	0	0	1	220	500	1	0	0
258	North East Region	R	1,180,000	R	1,055,291	3	2	2	0	3	0	1	1	1	0	210	600	1	0	0
259	North East Region	R	1,680,000	R	1,502,448	5	2	4	0	2	1	0	1	0	1	380	1,140	1	0	0
260	North East Region	R	1,630,000	R	1,457,732	3	2.5	4	1	2	1	0	1	0	1	330	530	1	0	0
261	North East Region	R	1,425,000	R	1,274,397	4	2.5	4	1	2	1	0	0	1	0	285	900	1	0	0
262	North East Region	R	995,000	R	889,842	3	2	2	1	2	1	0	1	0	1	180	388	1	0	0
263	North East Region	R	1,595,000	R	1,426,431	4	2.5	3	0	2	1	1	1	0	1	370	1,200	1	0	0
264	North East Region	R	1,480,000	R	1,323,585	3	2	2	1	2	0	0	1	0	1	258	462	1	0	0
265	North East Region	R	2,000,000	R	1,626,392	4	2.5	3	0	4	1	0	1	1	0	400	1,000	1	0	0
266	North East Region	R	1,500,000	R	1,219,794	3	2	5	1	2	1	0	1	0	1	320	782	1	0	0
267	North East Region	R	1,520,000	R	1,236,058	3	2.5	2	0	2	0	0	1	0	1	264	792	1	0	0
268	North East Region	R	1,600,000	R	1,301,114	5	2.5	3	0	2	1	0	1	0	1	410	1,036	1	0	0
269	North East Region	R	1,000,000	R	813,196	3	2	2	0	2	0	0	0	0	1	176	480	1	0	0
270	North East Region	R	1,620,000	R	1,508,529	3	2.5	3	0	2	1	0	1	1	0	315	1,350	1	0	0
271	North East Region	R	5,180,000	R	4,823,569	4	3	4	1	2	1	1	1	0	1	420	1,100	1	0	0
272	North East Region	R	800,000	R	744,953	3	2	2	0	0	1	0	1	0	1	120	1,018	1	0	0
273	North East Region	R	2,050,000	R	1,908,942	3	3.5	3	0	3	1	0	1	0	1	420	1,700	1	0	0
274	North East Region	R	935,000	R	935,000	3	2	3	0	2	0	0	0	1	0	190	537	1	0	0
275	North East Region	R	520,000	R	714,449	2	2	2	0	2	0	0	0	0	1	128	388	1	0	0
276	North East Region	R	600,000	R	824,364	3	2	2	0	2	0	0	0	0	1	136	500	1	0	0
277	North East Region	R	1,150,000	R	1,580,032	4	2	3	1	2	1	0	1	0	1	380	1,106	1	0	0
278	North East Region	R	1,265,000	R	1,131,307	3	3	3	1	0	0	0	0	1	0	320	1,200	1	0	0
279	North East Region	R	850,000	R	1,703,506	3	2	3	0	2	1	0	1	0	1	307	653	1	0	0
280	North East Region	R	800,000	R	1,359,517	4	2.5	3	0	2	1	0	1	1	0	330	1,200	1	0	0
281	North East Region	R	1,730,000	R	2,376,917	3	3	3	1	2	1	0	1	0	1	493	1,110	1	0	0
282	North East Region	R	650,000	R	893,061	3	2	4	1	2	0	0	1	1	0	300	1,540	1	0	0
283	North East Region	R	1,300,000	R	1,210,548	4	2	3	0	2	1	0	1	1	0	250	1,689	1	0	0
284	North East Region	R	400,000	R	1,492,373	3	2	3	1	2	1	0	0	0	1	320	1,001	1	0	0
285	North East Region	R	850,000	R	3,171,293	5	3	4	1	2	1	1	1	1	0	560	974	1	0	0
286	North East Region	R	945,000	R	1,298,374	3	2.5	3	0	2	1	1	0	1	0	220	500	1	0	0
287	North East Region	R	825,000	R	1,133,501	3	3	3	1	2	1	0	0	1	0	330	800	1	0	0
288	North East Region	R	830,000	R	885,109	3	2	3	0	2	1	0	0	1	0	190	950	1	0	0
289	North East Region	R	1,100,000	R	1,173,037	4	3	3	0	2	1	0	1	1	0	235	1,135	1	0	0
290	North East Region	R	1,250,000	R	1,332,996	4	2	2	1	2	0	0	1	1	0	240	816	1	0	0
291	North East Region	R	1,100,000	R	1,173,037	3	3	3	0	2	1	1	1	1	0	375	1,526	1	0	0
292	North East Region	R	1,060,000	R	947,973	3	2	4	0	2	1	0	0	0	1	212	514	1	0	0
293	North East Region	R	1,850,000	R	1,722,703	5	4	3	1	3	1	1	1	0	1	450	996	1	0	0
294	North East Region	R	790,000	R	1,342,523	4	3	3	0	2	1	0	1	1	0	275	1,000	1	0	0
295	North East Region	R	530,000	R	900,680	3	2	2	0	2	1	0	1	0	1	300	996	1	0	0
296	North East Region	R	530,000	R	900,680	3	2	2	0	2	1	0	1	0	1	300	996	1	0	0
297	North East Region	R	800,000	R	1,099,152	4	2	3	0	2	1	0	1	1	0	230	1,096	1	0	0
298	North East Region	R	900,000	R	1,236,546	4	3.5	4	1	3	0	0	1	0	1	430	1,290	1	0	0
299	North East Region	R	755,000	R	1,037,325	4	2	4	2	2	1	0	1	1	0	273	1,292	1	0	0
300	North East Region	R	1,798,000	R	2,470,345	3	3	5	1	2	0	0	1	0	1	300	900	1	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
301	North East Region	R	1,798,000	R	2,470,345	3	2	3	1	3	1	0	1	0	1	300	900	1	0	0
302	North East Region	R	950,000	R	1,305,244	3	2	4	1	2	1	0	1	1	0	370	1,643	1	0	0
303	North East Region	R	775,000	R	1,064,804	4	3	3	0	2	0	0	1	1	0	305	991	1	0	0
304	North East Region	R	1,710,000	R	2,349,438	3	2	3	0	2	0	0	1	1	0	220	1,300	1	0	0
305	North East Region	R	630,000	R	865,583	3	2	3	1	1	0	0	0	0	1	190	1,025	1	0	0
306	North East Region	R	790,000	R	842,454	3	2	4	0	2	1	0	1	0	1	254	1,000	1	0	0
307	North East Region	R	955,000	R	1,018,409	4	3	3	0	2	1	1	1	0	1	300	1,700	1	0	0
308	North East Region	R	970,000	R	1,034,405	3	3	3	1	2	1	0	1	0	1	264	792	1	0	0
309	North East Region	R	1,150,000	R	1,028,461	3	2	4	1	2	1	0	1	0	1	320	1,100	1	0	0
310	North East Region	R	1,430,000	R	1,278,869	5	2	3	1	2	1	0	1	1	0	456	1,470	1	0	0
311	North East Region	R	930,000	R	831,712	4	2	3	0	2	0	0	1	0	1	250	750	1	0	0
312	North East Region	R	1,350,000	R	1,207,324	4	2	3	1	2	2	0	1	1	0	360	1,200	1	0	0
313	North East Region	R	950,000	R	849,598	3	2	2	1	1	1	0	1	0	1	180	900	1	0	0
314	North East Region	R	980,000	R	796,932	4	2	2	0	4	0	1	1	1	0	200	1,009	1	0	0
315	North East Region	R	1,050,000	R	853,856	3	2.5	2	1	2	0	1	1	0	1	280	1,091	1	0	0
316	North East Region	R	1,250,000	R	1,016,495	4	2	3	1	2	2	0	1	1	0	360	1,200	1	0	0
317	North East Region	R	1,995,000	R	1,622,326	4	2	3	1	2	1	1	1	0	1	436	1,411	1	0	0
318	North East Region	R	990,000	R	805,064	3	2	2	0	0	1	0	0	1	0	200	1,500	1	0	0
319	North East Region	R	1,100,000	R	1,024,310	4	2.5	3	0	3	1	0	0	1	0	265	1,051	1	0	0
320	North East Region	R	540,000	R	917,674	4	3	3	1	2	1	0	1	0	1	280	1,158	1	0	0
321	North East Region	R	690,000	R	1,172,584	3	2	4	1	2	1	0	1	1	0	400	1,120	1	0	0
322	North East Region	R	225,000	R	1,016,639	3	2	3	0	1	1	0	0	0	1	220	1,013	1	0	0
323	North East Region	R	365,000	R	1,649,215	4	2.5	3	1	2	1	0	0	0	1	410	991	1	0	0
324	North East Region	R	295,000	R	1,161,223	4	2	3	1	2	1	0	1	1	0	239	1,153	1	0	0
325	North East Region	R	337,000	R	1,326,550	3	2	4	1	2	1	1	1	0	1	350	1,050	1	0	0
326	North East Region	R	535,000	R	2,105,947	4	3	5	2	2	1	1	0	1	0	400	3,000	1	0	0
327	North East Region	R	280,000	R	1,044,661	5	3	2	0	2	0	1	1	1	0	300	1,000	1	0	0
328	North East Region	R	305,000	R	1,137,934	3	3	4	1	2	1	0	0	0	1	328	1,000	1	0	0
329	North East Region	R	390,000	R	1,189,259	3	2	3	2	2	1	0	0	0	1	389	1,000	1	0	0
330	North East Region	R	280,000	R	853,827	4	2	3	0	2	1	0	0	0	1	296	1,100	1	0	0
331	North East Region	R	780,000	R	2,378,518	3	2	3	2	2	1	0	0	0	1	389	1,000	1	0	0
332	North East Region	R	225,000	R	686,111	3	2	4	0	1	1	0	1	0	1	170	1,000	1	0	0
333	North East Region	R	440,000	R	1,191,436	3	2	4	1	2	0	0	1	0	1	289	1,000	1	0	0
334	North East Region	R	430,000	R	1,164,358	4	2	3	0	2	1	0	1	1	0	380	1,300	1	0	0
335	North East Region	R	430,000	R	1,164,358	4	2	3	0	2	1	0	1	1	0	380	1,300	1	0	0
336	North East Region	R	380,000	R	1,028,967	3	2.5	2	0	2	0	0	1	0	1	195	1,000	1	0	0
337	North East Region	R	600,000	R	1,624,685	5	3	4	1	3	0	0	1	0	1	490	1,100	1	0	0
338	North East Region	R	430,000	R	1,164,358	3	3	4	1	1	1	0	1	0	1	289	1,000	1	0	0
339	North East Region	R	450,000	R	1,218,514	3	2.5	3	1	3	1	0	0	1	0	304	912	1	0	0
340	North East Region	R	550,000	R	1,102,269	4	2.5	4	1	2	1	1	1	0	1	355	1,750	1	0	0
341	North East Region	R	630,000	R	1,262,599	4	2.5	3	1	3	1	0	1	0	1	400	2,000	1	0	0
342	North East Region	R	435,000	R	739,238	3	2	3	1	2	1	0	0	0	1	220	1,100	1	0	0
343	North East Region	R	580,000	R	985,650	3	2	4	1	2	0	0	0	1	0	226	678	1	0	0
344	North East Region	R	590,000	R	1,002,644	4	2	3	0	3	1	0	1	0	1	301	1,025	1	0	0
345	North East Region	R	820,000	R	1,126,631	3	2	4	2	2	1	0	1	0	1	294	1,020	1	0	0
346	North East Region	R	800,000	R	853,117	3	2	2	1	2	0	1	0	1	0	246	1,200	1	0	0
347	North East Region	R	1,520,000	R	2,088,390	4	3	3	1	2	1	0	1	0	1	300	1,200	1	0	0
348	North East Region	R	565,000	R	960,159	3	2.5	3	1	2	0	0	1	1	0	248	1,514	1	0	0
349	North East Region	R	650,000	R	893,061	3	2	3	1	1	1	0	0	1	0	202	996	1	0	0
350	North East Region	R	1,100,000	R	894,516	4	2	3	2	2	1	0	1	1	0	276	980	1	0	0
351	North East Region	R	675,000	R	1,147,093	5	3.5	3	0	4	0	1	1	0	1	287	1,102	1	0	0
352	North East Region	R	490,000	R	673,231	3	2	2	1	2	1	0	1	0	1	180	1,200	1	0	0
353	North East Region	R	750,000	R	799,798	3	2.5	4	1	0	1	1	0	0	1	205	1,500	1	0	0
354	North East Region	R	299,000	R	1,526,189	4	2.5	3	0	3	1	0	0	1	0	330	1,500	1	0	0
355	North East Region	R	240,000	R	1,225,035	3	2	3	1	2	1	0	0	0	1	300	1,075	1	0	0
356	North East Region	R	225,000	R	1,016,639	3	2	3	0	1	1	0	0	0	1	220	1,013	1	0	0
357	North East Region	R	234,000	R	1,057,305	4	2	2	0	2	1	0	0	0	1	200	1,225	1	0	0
358	North East Region	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991	1	0	0
359	North East Region	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991	1	0	0
360	North East Region	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991	1	0	0
361	North East Region	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	0	1	294	991	1	0	0
362	North East Region	R	255,000	R	1,152,191	4	2	2	0	2	1	0	0	1	0	294	991	1	0	0
363	North East Region	R	365,000	R	1,649,215	4	2	3	0	3	1	0	0	1	0	263	1,124	1	0	0
364	North East Region	R	420,000	R	1,897,727	3	2	3	1	2	2	1	1	1	0	400	1,251	1	0	0
365	North East Region	R	260,000	R	1,023,451	4	2	3	1	2	1	0	0	0	1	226	1,163	1	0	0
366	North East Region	R	323,000	R	1,271,441	4	2.5	3	0	2	1	0	1	1	0	270	1,529	1	0	0
367	North East Region	R	280,000	R	1,102,178	3	2	3	0	2	1	0	1	0	1	270	1,070	1	0	0
368	North East Region	R	306,000	R	1,204,523	3	2	4	1	2	1	0	1	0	1	270	1,052	1	0	0
369	North East Region	R	280,000	R	1,102,178	4	2	3	0	2	1	1	0	1	0	258	1,273	1	0	0
370	North East Region	R	230,000	R	858,115	3	2	3	1	2	0	0	1	1	0	180	1,330	1	0	0
371	North East Region	R	320,000	R	1,193,898	4	3	3	0	2	1	0	1	0	1	324	1,617	1	0	0
372	North East Region	R	275,000	R	1,026,006	4	2	3	0	2	1	0	1	0	1	192	576	1	0	0
373	North East Region	R	275,000	R	1,026,006	4	2	3	0	2	1	0	1	0	1	192	576	1	0	0
374	North East Region	R	418,000	R	1,559,530	3	2	4	1	2	1	0	1	1	0	372	1,107	1	0	0
375	North East Region	R	448,000	R	1,671,458	4	2	3	0	3	0	1	1	0	1	398	1,000	1	0	0
376	North East Region	R	445,000	R	1,660,265	5	3	4	2	2	1	0	1	0	1	400	2,677	1	0	0
377	North East Region	R	247,000	R	921,540	3	2	3	1	2	0	0	1	1	0	190	1,125	1	0	0
378	North East Region	R	295,000	R	1,100,625	3	2	3	0	2	1	0	0	1	0	300	1,000	1	0	0
379	North East Region	R	250,000	R	762,346	3	2	3	1	2	1	0	1	1	0	190	1,125	1	0	0
380	North East Region	R	225,000	R	686,111	3	2	3	0	1	1	0	1	0	1	198	1,200	1	0	0
381	North East Region	R	400,000	R	1,219,753	4	2.5	3	1	2	0	0	0	1	0	224	1,208	1	0	0
382	North East Region	R	360,000	R	1,097,778	4	3	3	0	2	0	0	1	1	0	260	1,160	1	0	0
383	North East Region	R	285,000	R	869,074	4	3	4	1	2	1	0	1	0	1	280	1,200	1	0	0
384	North East Region	R	340,000	R	1,036,790	4	2	3	0	2	1	1	1	0	1	281	1,253	1	0	0
385	North East Region	R	210,000	R	640,370	3	2	2	0	1	1	0	0	0	1	180	1,030	1	0	0
386	North East Region	R	870,000	R	2,652,962	3	3	4	1	2	1	0	0	0	1	320	1,086	1	0	0
387	North East Region	R	425,000	R	1,295,987	4	2	3	1	2	1	0	1	0	1	430	1,700	1	0	0
388	North East Region	R	270,000	R	823,333	3	2	3	0	2	1	0	1	0	1	280	1,200	1	0	0
389	North East Region	R	415,000	R	1,265,494	4	2	3	1	2	2	0	0	1	0	300	1,503	1	0	0
390	North East Region	R	310,000	R	945,308	5	2	3	0	4	0	0	0	0	1	230	1,000	1	0	0
391	North East Region	R	285,000	R	869,074	3	2	3	0	2	1	0	1	1	0	175	1,022	1	0	0
392	North East Region	R	565,000	R	1,722,901	3	2.5	3	1	2	1	0	0	1	0	427	1,257	1	0	0
393	North East Region	R	445,000	R	1,356,975	3	2	4	1	2	0	1	1	1	0	450	1,200	1	0	0
394	North East Region	R	270,000	R	823,333	3	2	3	1	2	1	0	0	0	1	260	1,045	1	0	0
395	North East Region	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000	1	0	0
396	North East Region	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000	1	0	0
397	North East Region	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000	1	0	0
398	North East Region	R	410,000	R	1,250,247	5	3	3	0	2	2	0	0	1	0	430	1,000	1	0	0
399	North East Region	R	370,000	R	1,128,271	4	2	3	1	2	1	0	1	1	0	245	1,435	1	0	0
400	North East Region	R	410,000	R	1,110,202	4	2.5	3	1	2	1	0	0	1	0	280	2,116	1	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
401	North East Region	R	460,000	R	1,245,592	4	2	3	0	2	1	0	1	1	0	230	1,096	1	0	0
402	North East Region	R	520,000	R	1,408,061	4	3.5	3	1	2	1	0	1	0	1	550	1,895	1	0	0
403	North East Region	R	335,000	R	907,116	3	2	2	1	2	1	0	0	0	1	280	1,200	1	0	0
404	North East Region	R	640,000	R	1,732,998	3	2	4	1	2	1	0	1	0	1	270	1,052	1	0	0
405	North East Region	R	350,000	R	947,733	4	2	3	0	2	1	0	1	0	1	200	800	1	0	0
406	North East Region	R	490,000	R	982,021	4	2	3	1	2	0	0	1	1	0	320	1,100	1	0	0
407	North East Region	R	437,000	R	875,802	2	2	2	0	2	0	0	0	1	0	165	650	1	0	0
408	North East Region	R	590,000	R	1,182,434	3	2	3	1	2	1	0	1	0	1	370	1,269	1	0	0
409	North East Region	R	660,000	R	1,322,722	4	4	4	1	2	1	0	1	0	1	330	1,024	1	0	0
410	North East Region	R	710,000	R	1,206,572	4	3	4	1	2	0	1	1	0	1	400	1,750	1	0	0
411	North East Region	R	540,000	R	917,674	3	2	3	1	2	1	0	1	0	1	280	1,200	1	0	0
412	North East Region	R	410,000	R	696,753	2	2	2	0	2	0	0	0	1	0	172	986	1	0	0
413	North East Region	R	465,000	R	790,220	4	2	3	1	2	0	0	0	0	1	230	1,100	1	0	0
414	North East Region	R	660,000	R	906,801	3	2	4	1	2	1	0	0	0	1	300	1,167	1	0	0
415	North East Region	R	280,000	R	1,102,178	3	2.5	3	1	2	1	0	0	0	1	365	1,095	1	0	0
416	North East Region	R	315,000	R	1,175,244	3	2	4	1	2	1	0	0	1	0	325	1,000	1	0	0
417	North East Region	R	310,000	R	1,400,703	5	2	4	1	2	0	0	0	1	0	450	1,156	1	0	0
418	North East Region	R	320,000	R	1,445,887	4	2	3	0	2	1	0	1	1	0	270	1,529	1	0	0
419	North East Region	R	1,290,000	R	1,153,665	3	2.5	2	0	2	1	0	0	0	1	240	720	1	0	0
420	North East Region	R	1,290,000	R	1,153,665	3	2.5	2	0	2	1	0	0	0	1	240	535	1	0	0
421	North East Region	R	1,400,000	R	1,252,040	3	2.5	3	0	2	0	0	1	0	1	290	540	1	0	0
422	North East Region	R	980,000	R	796,932	3	2	2	0	2	0	0	0	1	0	222	666	1	0	0
423	North East Region	R	1,390,000	R	1,130,342	3	2.5	4	0	2	0	0	0	0	1	185	600	1	0	0
424	North East Region	R	940,000	R	764,404	3	2	3	0	2	1	0	1	1	0	200	500	1	0	0
425	North East Region	R	250,000	R	984,087	4	3	4	1	0	1	0	1	0	1	236	1,000	1	0	0
426	North East Region	R	195,000	R	727,532	3	1	2	0	2	1	1	0	0	1	218	1,590	1	0	0
427	North East Region	R	245,000	R	914,079	4	2	3	1	2	1	0	1	0	1	250	1,200	1	0	0
428	North East Region	R	360,000	R	974,811	4	2	4	1	2	1	0	1	0	1	262	1,505	1	0	0
429	North East Region	R	330,000	R	1,298,995	4	2	4	1	2	1	0	0	1	0	465	1,400	1	0	0
430	North East Region	R	268,000	R	817,234	4	2	3	0	2	1	1	1	0	1	200	1,200	1	0	0
431	North East Region	R	225,000	R	686,111	3	2	3	1	2	0	0	0	0	1	228	1,501	1	0	0
432	North East Region	R	255,000	R	777,592	3	2	3	1	2	1	0	0	0	1	200	1,200	1	0	0
433	North East Region	R	350,000	R	1,067,284	4	2	3	1	2	1	1	1	1	0	340	1,020	1	0	0
434	North East Region	R	330,000	R	1,006,296	4	2	3	0	2	1	0	0	1	0	232	696	1	0	0
435	North East Region	R	331,000	R	896,285	3	2	3	0	2	1	0	0	0	1	210	1,000	1	0	0
436	North East Region	R	355,000	R	961,272	3	2	3	0	2	1	0	1	0	1	210	630	1	0	0
437	North East Region	R	920,000	R	748,140	3	2	4	2	2	0	0	0	0	1	280	1,000	1	0	0
438	North East Region	R	499,000	R	847,999	3	2	2	1	2	1	0	1	1	0	218	654	1	0	0
439	North East Region	R	345,000	R	691,423	3	3	3	0	1	0	0	0	0	1	206	1,412	1	0	0
440	North East Region	R	165,000	R	745,536	3	1	2	0	0	0	0	0	0	1	110	901	1	0	0
441	North East Region	R	214,000	R	842,379	2	1	1	0	2	0	0	1	1	0	140	766	1	0	0
442	North East Region	R	317,000	R	1,247,823	2	2	3	1	0	1	0	1	0	1	200	511	1	0	0
443	North East Region	R	201,000	R	791,206	2	2	2	0	0	0	0	1	0	1	120	439	1	0	0
444	North East Region	R	270,000	R	731,108	3	2	2	0	0	0	0	0	1	0	140	1,098	1	0	0
445	North East Region	R	245,000	R	663,413	3	1	1	0	0	0	0	0	0	1	106	318	1	0	0
446	North East Region	R	290,000	R	785,265	3	1	3	0	0	0	0	1	1	0	120	1,037	1	0	0
447	North East Region	R	480,000	R	815,710	2	1	3	0	2	0	0	1	0	1	200	600	1	0	0
448	North East Region	R	450,000	R	618,273	2	1	2	0	2	0	0	0	1	0	100	1,000	1	0	0
449	North East Region	R	560,000	R	769,407	3	1	1	0	2	0	0	0	1	0	145	1,000	1	0	0
450	North East Region	R	970,000	R	1,034,405	3	2	4	1	2	0	0	1	0	1	390	980	1	0	0
451	North East Region	R	725,000	R	773,138	3	2	3	0	1	0	0	1	0	1	220	660	1	0	0
452	North East Region	R	890,000	R	795,939	3	2	2	0	1	1	0	1	0	1	160	450	1	0	0
453	North East Region	R	1,070,000	R	956,916	3	2	2	0	2	1	0	0	0	0	290	1,200	1	0	0
454	North East Region	R	725,000	R	648,378	3	1	2	0	1	0	0	0	1	0	100	1,300	1	0	0
455	North East Region	R	960,000	R	780,668	3	2	2	0	0	1	0	0	1	0	130	800	1	0	0
456	North East Region	R	1,100,000	R	894,516	3	2	3	1	0	0	1	1	0	1	180	1,200	1	0	0
457	North East Region	R	1,450,000	R	1,179,134	3	2.5	3	0	2	0	0	0	0	1	214	720	1	0	0
458	North East Region	R	1,950,000	R	1,585,732	3	2	2	1	2	0	0	0	0	1	287	702	1	0	0
459	North East Region	R	550,000	R	447,258	2	1	1	0	1	0	0	0	0	1	100	592	1	0	0
460	North East Region	R	1,960,000	R	1,825,134	3	2.5	3	1	2	1	0	0	1	0	286	718	1	0	0
461	North East Region	R	900,000	R	838,072	3	2	2	0	0	0	0	0	0	1	133	930	1	0	0
462	North East Region	R	475,000	R	807,213	2	2	2	1	2	0	0	0	0	1	120	476	1	0	0
463	North East Region	R	470,000	R	645,752	3	2	3	0	1	0	0	0	0	1	125	1,034	1	0	0
464	North East Region	R	1,100,000	R	983,745	3	2	5	1	2	0	1	0	1	0	300	1,000	1	0	0
465	North East Region	R	830,000	R	674,953	3	2	2	0	2	1	0	0	0	1	157	471	1	0	0
466	North East Region	R	1,175,000	R	1,094,149	3	2	3	1	2	0	0	1	0	1	235	695	1	0	0
467	North East Region	R	310,000	R	621,279	3	2	3	1	2	0	0	0	0	1	200	1,980	1	0	0
468	North East Region	R	750,000	R	1,030,455	3	2.5	4	1	2	0	0	1	1	0	270	880	1	0	0
469	North East Region	R	990,000	R	921,879	4	2.5	3	0	2	0	0	1	1	0	160	1,000	1	0	0
470	North East Region	R	610,000	R	1,036,632	4	2.5	2	1	2	1	0	1	0	1	240	720	1	0	0
471	North East Region	R	276,000	R	1,029,737	4	2	3	0	2	1	0	1	1	0	300	1,536	1	0	0
472	North East Region	R	290,000	R	785,265	3	2	3	1	2	0	0	0	1	0	140	724	1	0	0
473	North East Region	R	300,000	R	601,237	3	2	1	0	2	0	0	0	1	0	113	366	1	0	0
474	North East Region	R	920,000	R	1,264,025	4	2	3	0	2	1	1	1	0	1	450	1,300	1	0	0
475	North East Region	R	410,000	R	563,316	2	1	2	0	1	1	0	0	1	0	170	774	1	0	0
476	North East Region	R	700,000	R	961,758	2	2	2	0	2	0	0	0	0	1	233	1,144	1	0	0
477	North East Region	R	290,000	R	884,321	3	2	3	1	2	1	0	0	1	0	306	918	1	0	0
478	North East Region	R	650,000	R	1,982,098	4	2	3	0	2	0	0	1	0	1	451	1,800	1	0	0
479	North East Region	R	650,000	R	1,760,076	4	2	3	1	2	1	0	1	1	0	521	2,500	1	0	0
480	North East Region	R	700,000	R	1,895,466	4	3	5	1	3	1	0	1	1	0	700	1,764	1	0	0
481	North East Region	R	630,000	R	1,262,599	3	3	3	1	3	1	0	1	0	1	400	1,200	1	0	0
482	North East Region	R	630,000	R	1,262,599	3	3	3	1	3	1	0	1	0	1	400	1,200	1	0	0
483	North East Region	R	435,000	R	597,664	3	2	2	0	0	0	0	0	1	0	149	447	1	0	0
484	North East Region	R	1,050,000	R	1,119,717	3	2	2	0	2	0	0	0	1	0	190	570	1	0	0
485	North East Region	R	680,000	R	2,073,580	4	1	4	2	4	1	1	1	1	0	555	1,665	1	0	0
486	North East Region	R	895,000	R	1,229,677	3	2.5	3	0	2	1	0	0	0	1	212	1,200	1	0	0
487	North East Region	R	227,000	R	846,922	3	2	2	0	1	0	0	0	1	0	150	899	1	0	0
488	North East Region	R	305,000	R	825,882	3	2	3	1	2	0	0	1	1	0	180	800	1	0	0
489	North East Region	R	670,000	R	1,138,596	4	2.5	4	1	2	1	0	0	1	0	280	1,250	1	0	0
490	North East Region	R	550,000	R	934,668	4	2.5	3	0	2	0	0	0	0	1	341	1,600	1	0	0
491	North East Region	R	330,000	R	560,801	3	1	1	0	3	0	0	0	1	0	150	1,600	1	0	0
492	North East Region	R	720,000	R	1,223,566	3	2	3	0	4	1	0	1	1	0	374	1,122	1	0	0
493	North East Region	R	680,000	R	934,280	4	2.5	3	1	2	1	1	1	0	1	297	1,600	1	0	0
494	North East Region	R	780,000	R	831,790	3	2	4	1	2	0	1	0	1	0	188	1,250	1	0	0
495	North East Region	R	385,000	R	654,268	3	2	3	0	2	0	0	0	1	0	240	1,100	1	0	0
496	North East Region	R	279,000	R	1,040,930	4	2	3	1	2	1	0	1	1	0	260	1,200	1	0	0
497	North East Region	R	300,000	R	601,237	3	2	2	0	0	0	0	0	1	0	100	1,100	1	0	0
498	North East Region	R	360,000	R	721,485	3	2	1	0	0	0	0	0	0	1	110	1,050	1	0	0
499	North East Region	R	390,000	R	662,765	2	1	1	1	0	0	0	0	0	1	118	1,127	1	0	0
500	North East Region	R	550,000	R	934,668	3	2	2	0	2	0	0	0	0	1	196	1,050	1	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
501	North East Region	R	425,000	R	722,244	3	2	2	0	1	1	0	0	0	1	190	570	1	0	0
502	North East Region	R	650,000	R	1,104,608	4	3	3	1	2	0	0	1	1	0	280	1,200	1	0	0
503	North East Region	R	430,000	R	730,741	3	2	2	0	0	0	0	0	1	0	150	1,800	1	0	0
504	North East Region	R	580,000	R	985,650	3	2	3	0	2	0	0	0	0	1	225	1,200	1	0	0
505	North East Region	R	650,000	R	893,061	3	2	3	1	2	1	0	1	1	0	147	2,040	1	0	0
506	North East Region	R	880,000	R	1,209,068	4	3	4	1	3	1	0	1	1	0	333	1,152	1	0	0
507	North East Region	R	872,000	R	1,198,076	3	2	3	1	4	1	1	1	0	1	360	1,080	1	0	0
508	North East Region	R	930,000	R	1,277,765	4	2.5	3	1	2	1	0	1	0	1	340	1,200	1	0	0
509	North East Region	R	870,000	R	927,765	4	3	3	0	2	0	0	1	1	0	220	1,200	1	0	0
510	North East Region	R	810,000	R	863,781	3	2	4	0	2	1	0	0	0	1	190	1,000	1	0	0
511	North East Region	R	1,060,000	R	947,973	3	2.5	3	0	4	1	1	1	1	0	150	1,000	1	0	0
512	North East Region	R	890,000	R	795,939	3	2	3	1	2	0	0	1	0	1	280	1,200	1	0	0
513	North East Region	R	1,100,000	R	983,745	5	2	3	0	2	1	0	1	0	1	360	1,300	1	0	0
514	North East Region	R	900,000	R	804,883	3	2	3	1	2	1	0	1	0	1	224	1,000	1	0	0
515	North East Region	R	960,000	R	858,541	3	2	4	0	2	1	0	0	1	0	190	1,000	1	0	0
516	North East Region	R	1,080,000	R	965,859	3	2	5	0	2	1	0	0	1	0	253	1,485	1	0	0
517	North East Region	R	980,000	R	796,932	3	2	2	0	2	0	0	1	0	1	202	1,036	1	0	0
518	North East Region	R	1,650,000	R	1,341,773	3	2	3	1	2	1	0	0	1	0	295	1,178	1	0	0
519	North East Region	R	1,520,000	R	1,236,058	4	3	4	0	2	1	0	1	1	0	470	1,221	1	0	0
520	North East Region	R	1,850,000	R	1,504,413	5	3	4	1	3	1	0	1	1	0	550	1,650	1	0	0
521	North East Region	R	1,150,000	R	1,070,870	4	3	3	1	2	1	0	1	0	1	246	1,239	1	0	0
522	North East Region	R	920,000	R	920,000	3	2	3	0	2	1	0	0	1	0	260	1,000	1	0	0
523	North East Region	R	860,000	R	860,000	3	2	3	0	2	0	0	1	1	0	190	1,232	1	0	0
524	North East Region	R	260,000	R	1,327,121	3	2	3	1	2	1	1	0	1	0	250	1,258	1	0	0
525	North East Region	R	185,000	R	944,298	3	2	2	0	2	0	0	0	0	1	220	1,256	1	0	0
526	North East Region	R	216,000	R	975,974	3	2	2	0	0	0	0	0	1	0	200	1,000	1	0	0
527	North East Region	R	185,000	R	835,904	3	2	2	0	0	0	0	0	1	0	135	1,200	1	0	0
528	North East Region	R	265,000	R	1,197,375	4	3	3	1	2	1	1	0	0	1	250	750	1	0	0
529	North East Region	R	290,000	R	1,141,541	3	2	3	1	2	1	0	0	0	1	250	2,463	1	0	0
530	North East Region	R	260,000	R	1,023,451	3	2	3	0	2	0	0	1	1	0	205	981	1	0	0
531	North East Region	R	189,000	R	743,970	3	2	2	0	1	0	0	0	0	1	119	357	1	0	0
532	North East Region	R	315,000	R	1,239,950	3	2	3	1	2	0	1	1	1	0	272	1,300	1	0	0
533	North East Region	R	220,000	R	820,805	3	2	2	1	2	0	0	0	0	1	200	1,050	1	0	0
534	North East Region	R	260,000	R	970,042	3	2	3	0	2	1	0	1	1	0	260	1,200	1	0	0
535	North East Region	R	260,000	R	970,042	3	2	3	1	3	1	0	0	1	0	300	2,200	1	0	0
536	North East Region	R	175,000	R	652,913	3	2	2	0	0	0	0	0	1	0	120	1,416	1	0	0
537	North East Region	R	165,000	R	615,604	3	2	2	0	0	0	0	0	1	0	120	1,416	1	0	0
538	North East Region	R	700,000	R	2,611,653	5	3	3	1	2	2	0	0	1	0	440	1,459	1	0	0
539	North East Region	R	300,000	R	1,119,280	3	2	3	0	0	0	0	1	0	1	200	2,140	1	0	0
540	North East Region	R	250,000	R	932,733	3	2	3	0	2	1	0	1	0	1	180	1,081	1	0	0
541	North East Region	R	199,000	R	742,456	3	2	3	1	2	1	0	0	0	1	220	1,050	1	0	0
542	North East Region	R	325,000	R	1,212,553	3	2	3	1	2	0	0	0	1	0	230	1,000	1	0	0
543	North East Region	R	240,000	R	895,424	3	2.5	3	1	2	1	0	1	1	0	240	1,000	1	0	0
544	North East Region	R	292,000	R	1,089,432	3	2	3	0	2	1	0	0	0	1	200	1,000	1	0	0
545	North East Region	R	279,000	R	1,040,930	4	2	3	0	3	1	0	0	0	1	280	1,225	1	0	0
546	North East Region	R	273,000	R	832,481	3	2	3	0	2	1	0	1	0	1	225	1,003	1	0	0
547	North East Region	R	273,000	R	832,481	4	2	4	1	2	2	0	0	1	0	300	1,000	1	0	0
548	North East Region	R	238,000	R	725,753	3	2	3	0	2	1	0	0	0	1	190	1,379	1	0	0
549	North East Region	R	475,000	R	1,448,456	4	2.5	3	0	2	0	1	1	1	0	345	1,230	1	0	0
550	North East Region	R	550,000	R	1,677,160	4	3.5	4	1	2	1	1	1	1	0	450	2,165	1	0	0
551	North East Region	R	240,000	R	731,852	3	2	2	0	2	1	0	0	1	0	180	1,000	1	0	0
552	North East Region	R	630,000	R	1,921,111	4	2	4	1	3	1	0	1	0	1	480	1,136	1	0	0
553	North East Region	R	340,000	R	1,036,790	3	2	3	1	2	1	1	0	0	1	260	1,254	1	0	0
554	North East Region	R	275,000	R	838,580	3	2	2	0	2	0	0	1	0	1	180	1,050	1	0	0
555	North East Region	R	685,000	R	2,088,827	4	3	3	1	3	1	0	1	0	1	330	2,046	1	0	0
556	North East Region	R	295,000	R	899,568	3	2	3	0	2	1	0	1	0	1	210	1,022	1	0	0
557	North East Region	R	360,000	R	1,097,778	3	2	3	1	2	1	0	0	0	1	270	2,371	1	0	0
558	North East Region	R	420,000	R	1,280,740	4	2	5	0	3	1	0	0	0	1	450	1,350	1	0	0
559	North East Region	R	220,000	R	595,718	2	1	3	0	0	0	0	0	0	1	190	1,125	1	0	0
560	North East Region	R	450,000	R	1,218,514	4	2.5	3	1	2	1	0	1	0	1	350	1,000	1	0	0
561	North East Region	R	335,000	R	907,116	3	2	2	0	1	1	0	1	1	0	183	1,200	1	0	0
562	North East Region	R	260,000	R	704,030	3	2	2	0	1	0	0	0	0	1	160	316	1	0	0
563	North East Region	R	590,000	R	1,597,607	3	2	2	0	0	0	0	1	0	1	129	1,010	1	0	0
564	North East Region	R	860,000	R	2,328,716	4	2	3	0	2	1	0	0	0	1	200	1,150	1	0	0
565	North East Region	R	410,000	R	1,110,202	4	2	4	0	0	0	1	1	1	0	380	1,120	1	0	0
566	North East Region	R	327,000	R	885,454	3	2	3	0	2	0	0	0	0	1	150	1,042	1	0	0
567	North East Region	R	285,000	R	571,176	3	2	3	0	2	0	0	0	1	0	200	1,000	1	0	0
568	North East Region	R	420,000	R	841,732	3	2	3	1	2	1	0	1	0	1	220	1,000	1	0	0
569	North East Region	R	330,000	R	661,361	4	2	2	0	0	0	0	0	0	1	142	1,276	1	0	0
570	North East Region	R	305,000	R	611,258	3	2	2	0	2	0	0	0	1	0	210	1,006	1	0	0
571	North East Region	R	320,000	R	641,320	4	2	2	0	1	0	0	0	0	1	175	1,112	1	0	0
572	North East Region	R	399,000	R	799,646	3	2	2	0	1	0	0	1	0	1	165	1,038	1	0	0
573	North East Region	R	595,000	R	1,192,454	3	2	4	0	2	1	0	1	0	1	330	1,112	1	0	0
574	North East Region	R	395,000	R	791,629	3	2	3	1	2	0	0	1	1	0	230	1,010	1	0	0
575	North East Region	R	700,000	R	1,402,887	4	2	3	0	3	1	1	1	0	1	300	1,300	1	0	0
576	North East Region	R	780,000	R	1,325,530	4	2	5	1	3	1	0	1	1	0	400	1,200	1	0	0
577	North East Region	R	215,000	R	802,151	3	2	2	0	2	1	0	1	0	1	200	1,243	1	0	0
578	North East Region	R	450,000	R	1,218,514	3	2	4	0	2	0	1	1	0	1	191	1,000	1	0	0
579	North East Region	R	840,000	R	1,154,110	3	2	2	0	2	0	1	1	0	1	331	1,269	1	0	0
580	North East Region	R	1,080,000	R	965,859	4	2	2	1	2	0	0	1	0	1	250	1,299	1	0	0
581	North East Region	R	355,000	R	711,464	3	2	3	0	1	0	0	1	0	1	128	1,200	1	0	0
582	North East Region	R	245,000	R	914,079	3	2	3	0	1	1	0	1	1	0	160	1,274	1	0	0
583	North East Region	R	835,000	R	746,752	4	2	3	0	2	0	0	1	1	0	200	1,000	1	0	0
584	North East Region	R	1,100,000	R	1,024,310	3	2	3	2	2	0	1	0	1	0	198	1,297	1	0	0
585	North East Region	R	740,000	R	1,016,716	3	2.5	4	1	2	1	0	1	1	0	264	792	1	0	0
586	North East Region	R	1,108,500	R	901,428	3	2	2	0	2	0	1	0	0	1	210	1,277	1	0	0
587	North East Region	R	1,950,000	R	1,585,732	5	4	4	1	3	1	0	1	0	1	450	1,461	1	0	0
588	North East Region	R	2,050,000	R	1,908,942	4	3	4	1	4	0	0	1	0	1	560	1,500	1	0	0
589	North East Region	R	500,000	R	849,698	4	3	2	0	2	1	1	0	1	0	300	1,700	1	0	0
590	North East Region	R	670,000	R	920,540	3	2	4	0	2	1	0	0	1	0	232	2,200	1	0	0
591	North East Region	R	485,000	R	666,361	3	2	3	0	2	1	0	0	0	1	220	1,000	1	0	0
592	North East Region	R	280,000	R	853,827	3	2	2	1	2	1	0	0	1	0	208	2,000	1	0	0
593	North East Region	R	320,000	R	975,802	3	2	2	1	2	1	0	0	1	0	208	2,000	1	0	0
594	North East Region	R	1,300,000	R	2,209,216	4	2.5	3	1	2	1	0	0	1	0	470	1,250	1	0	0
595	North East Region	R	750,000	R	670,736	3	2	2	0	2	0	0	0	1	0	135	405	1	0	0
596	North East Region	R	360,000	R	611,783	3	1	2	0	2	1	0	0	1	0	140	980	1	0	0
597	North East Region	R	370,000	R	508,358	3	1	2	1	1	1	0	0	0	1	140	700	1	0	0
598	North East Region	R	440,000	R	469,215	3	2	3	0	1	1	0	0	0	1	160	480	1	0	0
599	North East Region	R	1,100,000	R	1,869,337	3	3	2	1	2	1	0	0	0	1	390	900	1	0	0
600	North East Region	R	1,315,000	R	2,234,707	3	2.5	3	1	3	0	0	0	0	1	458	1,104	1	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
601	North East Region	R	1,775,000	R	2,438,744	3	2.5	4	0	2	1	0	0	0	1	400	864	1	0	0
602	North East Region	R	1,625,000	R	1,732,895	3	3	3	1	2	1	0	1	1	0	380	1,140	1	0	0
603	North East Region	R	2,800,000	R	2,276,949	3	2.5	3	0	2	1	0	1	0	1	360	1,080	1	0	0
604	North East Region	R	2,640,000	R	2,146,838	3	2.5	3	1	2	0	0	1	0	1	330	750	1	0	0
605	North East Region	R	230,000	R	858,115	4	2	2	1	0	0	0	1	0	1	240	961	1	0	0
606	North East Region	R	478,000	R	1,783,386	3	2	3	1	2	1	0	1	0	1	230	690	1	0	0
607	North East Region	R	570,000	R	2,575,487	3	2	3	0	2	1	0	0	1	0	184	552	1	0	0
608	North East Region	R	260,000	R	970,042	3	2	3	1	2	1	0	0	0	1	183	910	1	0	0
609	North East Region	R	278,000	R	847,728	3	2	3	1	2	1	0	1	0	1	300	933	1	0	0
610	North East Region	R	1,305,000	R	2,217,713	6	3	2	1	6	4	0	1	1	0	550	3,000	1	0	0
611	North East Region	R	750,000	R	609,897	2	2	2	0	1	0	0	0	1	0	130	400	1	0	0
612	North East Region	R	1,990,000	R	1,618,260	5	3	6	1	2	1	0	1	1	0	400	680	1	0	0
613	North East Region	R	1,560,000	R	1,268,586	3	2	3	1	2	1	0	0	0	1	300	580	1	0	0
614	North East Region	R	1,360,000	R	1,450,300	3	2	3	1	2	0	0	0	1	0	220	529	1	0	0
615	North East Region	R	1,275,000	R	1,359,656	3	2.5	3	0	2	0	0	0	1	0	220	514	1	0	0
616	North East Region	R	1,620,000	R	1,727,563	3	2	2	1	2	1	0	1	0	1	292	602	1	0	0
617	North East Region	R	1,750,000	R	1,565,050	4	2.5	3	1	2	0	0	1	1	0	296	520	1	0	0
618	North East Region	R	1,085,000	R	970,331	3	2.5	2	0	2	0	0	0	0	1	200	600	1	0	0
619	North East Region	R	1,499,000	R	1,340,577	3	2	3	0	2	1	0	0	1	0	243	565	1	0	0
620	North East Region	R	1,700,000	R	1,520,334	3	2	3	0	2	1	0	1	1	0	287	600	1	0	0
621	North East Region	R	1,700,000	R	1,520,334	3	2	4	0	2	0	0	0	0	1	280	555	1	0	0
622	North East Region	R	1,550,000	R	1,260,454	3	2	4	0	2	1	0	0	1	0	264	600	1	0	0
623	North East Region	R	1,520,000	R	1,236,058	3	2	2	0	2	1	0	0	1	0	252	580	1	0	0
624	North East Region	R	1,500,000	R	1,219,794	3	2	3	1	2	0	0	0	0	1	250	750	1	0	0
625	North East Region	R	1,695,000	R	1,378,367	3	2.5	2	1	2	1	0	0	0	1	300	600	1	0	0
626	North East Region	R	1,765,000	R	1,435,291	3	2.5	3	1	3	1	0	1	1	0	320	520	1	0	0
627	North East Region	R	1,680,000	R	1,366,169	3	2.5	3	0	2	1	0	0	1	0	264	550	1	0	0
628	North East Region	R	2,080,000	R	1,691,448	3	2.5	4	1	2	1	0	1	0	1	350	540	1	0	0
629	North East Region	R	2,080,000	R	1,691,448	3	2.5	4	1	2	1	0	1	0	1	350	540	1	0	0
630	North East Region	R	1,500,000	R	1,219,794	3	2	3	0	2	0	0	0	1	0	250	550	1	0	0
631	North East Region	R	1,450,000	R	1,179,134	3	2	4	0	2	0	0	0	0	1	265	720	1	0	0
632	North East Region	R	1,760,000	R	1,431,225	3	2	3	1	2	0	0	1	0	1	280	840	1	0	0
633	North East Region	R	1,960,000	R	1,825,134	3	2.5	4	1	2	0	0	1	0	1	330	990	1	0	0
634	North East Region	R	1,600,000	R	1,489,906	4	2.5	4	0	2	0	0	1	0	1	300	620	1	0	0
635	North East Region	R	1,450,000	R	1,350,227	3	2	3	1	2	0	0	1	0	1	265	602	1	0	0
636	North East Region	R	1,258,000	R	1,171,438	3	2	4	0	2	0	0	0	0	1	200	486	1	0	0
637	North East Region	R	1,550,000	R	1,550,000	3	2.5	3	0	3	0	0	0	1	0	250	653	1	0	0
638	North East Region	R	198,000	R	779,397	3	2	3	1	1	1	0	0	1	0	240	1,000	1	0	0
639	North East Region	R	250,000	R	676,952	4	2	2	0	2	0	0	1	0	1	180	898	1	0	0
640	North East Region	R	230,000	R	622,796	3	1	2	1	1	1	0	1	0	1	120	1,000	1	0	0
641	North East Region	R	195,000	R	528,023	3	1	3	0	1	1	0	1	0	1	140	742	1	0	0
642	North East Region	R	420,000	R	713,747	3	2	3	0	3	1	0	1	1	0	280	1,177	1	0	0
643	North East Region	R	250,000	R	343,485	3	2	2	1	1	0	0	1	0	1	104	312	1	0	0
644	North East Region	R	550,000	R	755,667	4	2	3	0	2	0	0	1	0	1	207	880	1	0	0
645	North East Region	R	695,000	R	621,548	4	2	3	0	2	0	0	1	0	1	197	591	1	0	0
646	North East Region	R	370,000	R	628,777	4	2	3	0	0	1	1	1	0	1	155	1,000	1	0	0
647	North East Region	R	194,000	R	723,801	3	2	3	1	1	1	0	0	1	0	190	1,115	1	0	0
648	North East Region	R	370,000	R	1,001,889	4	2	3	0	2	1	0	0	1	0	280	3,000	1	0	0
649	North East Region	R	600,000	R	1,202,475	3	2	3	1	2	1	1	1	1	0	400	1,300	1	0	0
650	North East Region	R	915,000	R	1,257,156	3	2	3	0	2	0	1	1	1	0	330	1,000	1	0	0
651	North East Region	R	1,050,000	R	1,119,717	4	2	2	0	0	0	0	1	0	1	250	1,500	1	0	0
652	North East Region	R	820,000	R	733,337	3	3	2	0	2	0	0	0	1	0	264	354	1	0	0
653	North East Region	R	820,000	R	733,337	3	3	2	0	2	0	0	1	1	0	264	354	1	0	0
654	North East Region	R	498,000	R	1,858,004	4	2	3	1	3	1	1	1	1	0	500	2,000	1	0	0
655	North East Region	R	340,000	R	920,655	4	2	2	1	2	1	0	0	1	0	278	834	1	0	0
656	North East Region	R	680,000	R	1,155,590	4	2	3	1	2	1	0	0	0	1	298	894	1	0	0
657	North East Region	R	1,350,000	R	2,294,186	4	3.5	4	1	2	1	1	1	0	0	614	1,798	1	0	0
658	North East Region	R	880,000	R	1,209,068	3	3	5	1	2	1	0	1	1	0	380	1,500	1	0	0
659	North East Region	R	620,000	R	851,843	3	2	4	1	2	1	0	0	1	0	236	1,200	1	0	0
660	North East Region	R	820,000	R	874,445	3	2	4	0	2	0	1	1	0	1	200	1,000	1	0	0
661	North East Region	R	650,000	R	693,158	3	2	3	0	2	1	0	1	1	0	250	1,200	1	0	0
662	North East Region	R	600,000	R	2,361,810	3	2.5	3	1	3	1	0	0	0	1	500	10,000	1	0	0
663	North East Region	R	1,100,000	R	3,354,320	5	3.5	3	1	2	2	0	1	0	1	500	10,000	1	0	0
664	North East Region	R	389,000	R	1,053,338	3	2	2	0	2	0	0	0	0	1	155	394	1	0	0
665	North East Region	R	488,000	R	978,013	3	2	3	0	2	0	0	0	0	1	235	348	1	0	0
666	North East Region	R	525,000	R	1,052,165	3	2	3	0	2	0	0	0	0	1	225	450	1	0	0
667	North East Region	R	990,000	R	1,984,083	3	3	3	1	2	0	0	0	0	1	361	1,400	1	0	0
668	North East Region	R	800,000	R	1,603,300	3	3	4	1	2	0	0	0	0	1	361	900	1	0	0
669	North East Region	R	910,000	R	1,823,753	3	3	3	1	2	0	0	0	0	1	350	900	1	0	0
670	North East Region	R	990,000	R	1,984,083	3	3	3	1	2	0	0	0	0	1	361	1,400	1	0	0
671	North East Region	R	900,000	R	1,529,457	3	3	3	1	2	0	0	0	0	1	353	1,000	1	0	0
672	North East Region	R	2,600,000	R	4,418,432	8	8	7	0	2	0	0	1	0	1	800	4,000	1	0	0
673	North East Region	R	520,000	R	883,686	3	2	2	0	2	0	0	0	0	1	160	332	1	0	0
674	North East Region	R	990,000	R	1,682,403	3	3	3	2	2	0	0	0	0	1	363	1,100	1	0	0
675	North East Region	R	970,000	R	1,648,415	3	2.5	3	1	2	1	0	0	0	1	292	401	1	0	0
676	North East Region	R	1,700,000	R	2,888,975	4	2.5	5	1	2	1	0	1	1	0	500	10,000	1	0	0
677	North East Region	R	950,000	R	1,614,427	3	2	2	0	2	0	0	1	0	1	268	1,290	1	0	0
678	North East Region	R	1,580,000	R	2,170,826	4	2	3	1	2	1	0	1	0	1	320	1,059	1	0	0
679	North East Region	R	700,000	R	961,758	3	2	3	0	2	0	0	0	1	0	196	588	1	0	0
680	North East Region	R	1,650,000	R	2,267,002	3	2.5	3	1	4	2	1	1	1	0	640	10,000	1	0	0
681	North East Region	R	1,399,000	R	1,922,143	3	3	3	2	2	0	0	1	1	0	365	925	1	0	0
682	North East Region	R	990,000	R	1,055,733	3	2	3	0	2	0	0	0	0	1	205	400	1	0	0
683	North East Region	R	1,595,000	R	1,700,903	3	2	4	1	2	0	0	1	1	0	290	745	1	0	0
684	North East Region	R	1,050,000	R	1,119,717	3	2	3	0	2	0	0	0	0	1	220	400	1	0	0
685	North East Region	R	1,700,000	R	1,812,875	4	2.5	3	1	2	1	0	1	0	1	350	760	1	0	0
686	North East Region	R	1,050,000	R	1,119,717	3	3	3	0	2	0	0	0	0	1	210	401	1	0	0
687	North East Region	R	1,040,000	R	1,109,053	3	2	2	1	2	0	0	0	0	1	190	410	1	0	0
688	North East Region	R	800,000	R	853,117	2	2	2	0	2	0	0	0	1	0	143	562	1	0	0
689	North East Region	R	810,000	R	863,781	2	2	2	0	2	0	0	0	1	0	170	600	1	0	0
690	North East Region	R	1,290,000	R	1,375,652	3	3.5	3	1	2	1	0	0	0	1	330	400	1	0	0
691	North East Region	R	1,425,000	R	1,519,616	3	2	3	0	2	0	0	1	0	1	258	400	1	0	0
692	North East Region	R	1,350,000	R	1,439,636	3	2	3	1	2	0	0	1	1	0	255	400	1	0	0
693	North East Region	R	1,100,000	R	1,173,037	3	3	2	0	2	0	0	0	0	1	230	450	1	0	0
694	North East Region	R	3,675,000	R	3,919,008	4	4	5	0	2	1	1	1	0	1	702	1,600	1	0	0
695	North East Region	R	2,625,000	R	2,799,292	4	3.5	4	1	2	1	0	1	0	1	578	2,612	1	0	0
696	North East Region	R	1,850,000	R	1,972,834	3	2	4	1	2	0	0	1	1	0	400	995	1	0	0
697	North East Region	R	4,200,000	R	4,478,867	4	4	6	1	4	1	0	1	1	0	700	10,000	1	0	0
698	North East Region	R	2,450,000	R	2,612,672	4	4	4	1	3	1	1	1	0	1	465	1,903	1	0	0
699	North East Region	R	1,200,000	R	1,279,676	3	2.5	3	1	2	1	0	0	0	1	268	804	1	0	0
700	North East Region	R	2,800,000	R	2,504,079	4	3	3	1	2	1	0	1	0	1	425	998	1	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
701	North East Region	R	2,220,000	R	1,985,377	3	3	4	1	2	0	0	1	0	1	333	840	1	0	0
702	North East Region	R	1,950,000	R	1,743,912	3	2.5	3	1	2	1	0	1	0	1	380	890	1	0	0
703	North East Region	R	970,000	R	867,485	2	2	2	0	2	0	0	0	0	1	156	480	1	0	0
704	North East Region	R	1,920,000	R	1,717,083	3	2.5	3	1	3	1	0	1	0	1	319	998	1	0	0
705	North East Region	R	1,690,000	R	1,511,391	3	2.5	3	1	2	0	0	1	1	0	280	680	1	0	0
706	North East Region	R	1,750,000	R	1,565,050	3	2.5	3	0	2	1	0	1	1	0	250	1,014	1	0	0
707	North East Region	R	1,200,000	R	1,073,177	3	2.5	3	0	2	0	0	0	0	1	220	490	1	0	0
708	North East Region	R	1,995,000	R	1,784,156	4	2.5	3	0	3	1	0	1	1	0	320	1,080	1	0	0
709	North East Region	R	1,800,000	R	1,609,765	3	2.5	3	1	2	0	0	1	1	0	350	600	1	0	0
710	North East Region	R	1,250,000	R	1,117,893	2	2	2	0	2	0	0	1	0	1	186	597	1	0	0
711	North East Region	R	3,800,000	R	3,090,145	4	3	3	1	3	1	0	1	0	1	380	1,476	1	0	0
712	North East Region	R	1,900,000	R	1,545,072	5	4	3	1	2	1	0	1	0	1	340	1,262	1	0	0
713	North East Region	R	3,550,000	R	2,886,846	4	4.5	3	1	4	1	0	1	0	1	648	1,477	1	0	0
714	North East Region	R	1,850,000	R	1,504,413	3	2.5	3	0	2	1	0	1	0	1	280	400	1	0	0
715	North East Region	R	1,160,000	R	943,307	3	2.5	3	1	2	0	0	1	0	1	280	450	1	0	0
716	North East Region	R	1,680,000	R	1,366,169	3	2.5	3	0	2	0	0	1	0	1	265	400	1	0	0
717	North East Region	R	1,550,000	R	1,443,346	3	2.5	3	0	2	0	0	1	1	0	267	400	1	0	0
718	North East Region	R	1,399,000	R	1,302,736	3	2	3	0	2	0	0	1	1	0	210	430	1	0	0
719	North East Region	R	1,600,000	R	1,600,000	3	2.5	3	1	2	1	0	0	0	1	373	480	1	0	0
720	North East Region	R	2,100,000	R	2,885,275	3	3	3	1	2	1	0	1	0	1	438	1,024	1	0	0
721	North East Region	R	1,650,000	R	1,759,555	3	2.5	3	0	2	1	0	0	0	1	330	1,000	1	0	0
722	North East Region	R	2,300,000	R	2,300,000	5	3.5	4	0	2	0	0	1	1	0	420	10,000	1	0	0
723	North East Region	R	770,000	R	1,057,934	3	2	3	1	1	0	0	1	1	0	230	1,000	1	0	0
724	North East Region	R	750,000	R	1,030,455	4	2	3	0	3	0	0	1	0	1	230	1,000	1	0	0
725	North East Region	R	1,500,000	R	2,060,911	3	2.5	3	1	2	1	0	1	0	1	304	970	1	0	0
726	North East Region	R	2,250,000	R	2,012,207	4	2	3	1	2	1	0	1	0	1	373	1,008	1	0	0
727	North East Region	R	2,200,000	R	1,789,031	3	2.5	3	0	2	0	0	1	0	1	357	1,023	1	0	0
728	North West Region	R	299,000	R	1,115,549	3	2	3	1	2	0	0	1	1	0	181	1,230	0	1	0
729	North West Region	R	350,000	R	1,067,284	3	2	3	0	2	1	0	0	0	1	280	900	0	1	0
730	North West Region	R	790,000	R	1,583,259	3	2	2	1	3	1	1	1	0	1	352	2,366	0	1	0
731	North West Region	R	385,000	R	771,588	3	2	3	0	2	1	0	0	0	1	200	870	0	1	0
732	North West Region	R	435,000	R	739,238	3	2	2	1	2	1	0	1	0	1	240	991	0	1	0
733	North West Region	R	230,000	R	1,039,231	4	2	3	1	2	0	0	0	0	1	200	1,497	0	1	0
734	North West Region	R	470,000	R	1,753,538	3	2	4	1	2	1	0	1	1	0	420	800	0	1	0
735	North West Region	R	300,000	R	1,119,280	3	2	2	0	2	0	0	1	0	1	180	446	0	1	0
736	North West Region	R	200,000	R	609,876	2	1	2	0	1	0	0	0	1	0	100	632	0	1	0
737	North West Region	R	200,000	R	609,876	3	1	2	0	0	0	0	1	0	1	180	1,210	0	1	0
738	North West Region	R	270,000	R	823,333	3	2	2	0	0	0	0	1	1	0	250	1,064	0	1	0
739	North West Region	R	370,000	R	1,128,271	3	2.5	3	1	2	1	1	1	0	1	350	1,400	0	1	0
740	North West Region	R	270,000	R	823,333	3	2	2	0	2	1	0	1	0	1	160	1,250	0	1	0
741	North West Region	R	327,000	R	997,148	3	2	3	0	3	1	0	0	0	1	180	998	0	1	0
742	North West Region	R	430,000	R	1,164,358	3	2	3	0	2	0	0	0	0	1	175	424	0	1	0
743	North West Region	R	430,000	R	1,164,358	3	2	3	0	2	0	0	0	0	1	175	424	0	1	0
744	North West Region	R	430,000	R	1,164,358	3	2	3	0	2	0	0	0	0	1	175	424	0	1	0
745	North West Region	R	320,000	R	866,499	3	2	2	1	0	1	0	1	0	1	137	1,068	0	1	0
746	North West Region	R	230,000	R	622,796	3	1	2	0	0	0	0	0	0	1	104	1,000	0	1	0
747	North West Region	R	350,000	R	947,733	4	2	3	1	2	0	0	0	0	1	237	1,470	0	1	0
748	North West Region	R	410,000	R	1,110,202	3	2	3	0	2	1	0	1	1	0	240	1,200	0	1	0
749	North West Region	R	450,000	R	901,856	3	2	2	1	1	1	0	1	0	1	180	900	0	1	0
750	North West Region	R	760,000	R	1,523,135	3	2	4	1	2	0	0	1	0	1	260	1,300	0	1	0
751	North West Region	R	450,000	R	764,729	3	2	3	1	2	1	0	1	0	1	200	1,200	0	1	0
752	North West Region	R	300,000	R	509,819	2	1	2	0	2	1	0	0	0	1	126	847	0	1	0
753	North West Region	R	575,000	R	977,153	4	2.5	3	1	2	1	0	1	1	0	288	940	0	1	0
754	North West Region	R	485,000	R	824,207	3	2	2	1	2	1	0	1	0	1	220	900	0	1	0
755	North West Region	R	645,000	R	1,096,111	3	2.5	2	0	2	1	0	0	1	0	181	545	0	1	0
756	North West Region	R	540,000	R	917,674	3	2	3	0	2	1	0	1	0	1	300	1,100	0	1	0
757	North West Region	R	540,000	R	917,674	4	2	3	0	2	0	0	0	0	1	140	500	0	1	0
758	North West Region	R	750,000	R	1,030,455	3	2	2	0	2	1	0	0	1	0	160	1,076	0	1	0
759	North West Region	R	830,000	R	1,140,371	3	2.5	3	0	2	0	0	1	1	0	250	1,681	0	1	0
760	North West Region	R	633,477	R	870,360	3	2	3	0	2	1	0	1	0	1	280	1,100	0	1	0
761	North West Region	R	525,119	R	721,482	3	2	2	0	2	1	0	1	0	1	160	1,076	0	1	0
762	North West Region	R	870,000	R	1,195,328	3	2	3	1	2	1	0	1	0	1	320	1,100	0	1	0
763	North West Region	R	650,147	R	693,315	4	2	2	1	2	1	0	1	0	1	254	1,016	0	1	0
764	North West Region	R	725,000	R	773,138	2	2	3	1	2	0	0	0	0	1	185	1,244	0	1	0
765	North West Region	R	860,000	R	917,101	5	2	3	0	2	1	0	1	0	1	220	1,000	0	1	0
766	North West Region	R	870,000	R	927,765	4	3	2	0	1	0	0	1	0	1	205	1,378	0	1	0
767	North West Region	R	850,000	R	906,437	3	2	3	0	4	0	1	1	0	1	325	1,500	0	1	0
768	North West Region	R	1,150,000	R	1,028,461	4	2	3	0	2	1	0	1	0	1	300	1,800	0	1	0
769	North West Region	R	1,550,000	R	1,386,187	6	3.5	4	1	2	1	0	1	0	1	420	1,650	0	1	0
770	North West Region	R	761,000	R	680,573	3	2	2	1	1	0	0	0	0	1	140	941	0	1	0
771	North West Region	R	1,025,000	R	916,672	3	2	3	0	0	0	1	1	0	1	136	1,100	0	1	0
772	North West Region	R	991,892	R	887,063	4	3	3	0	2	0	0	1	0	1	240	750	0	1	0
773	North West Region	R	791,846	R	708,159	4	2	3	1	2	1	0	1	0	1	220	1,200	0	1	0
774	North West Region	R	761,000	R	680,573	3	2	2	1	1	0	0	0	0	1	140	941	0	1	0
775	North West Region	R	845,000	R	687,151	3	2	2	0	2	0	0	0	0	1	165	500	0	1	0
776	North West Region	R	1,083,579	R	881,162	3	2	3	0	2	0	0	1	1	0	300	900	0	1	0
777	North West Region	R	1,245,000	R	1,012,429	3	2	3	0	2	0	0	1	0	1	300	1,200	0	1	0
778	North West Region	R	1,050,000	R	853,856	3	2	3	0	0	0	0	1	0	1	194	654	0	1	0
779	North West Region	R	1,900,000	R	1,769,263	4	4	3	1	2	1	0	1	0	1	380	1,300	0	1	0
780	North West Region	R	950,000	R	884,631	3	2.5	4	1	2	1	0	1	0	1	241	1,250	0	1	0
781	North West Region	R	1,395,000	R	1,299,011	3	2	3	1	2	1	1	0	1	0	250	1,681	0	1	0
782	North West Region	R	1,050,000	R	977,751	3	2	4	1	2	0	0	1	0	1	280	900	0	1	0
783	North West Region	R	820,000	R	820,000	3	3	2	0	0	0	1	0	0	1	142	955	0	1	0
784	North West Region	R	1,650,000	R	1,759,555	4	2.5	3	1	4	1	0	1	1	0	600	1,200	0	1	0
785	North West Region	R	950,000	R	849,598	3	2	2	1	2	1	0	0	1	0	188	960	0	1	0
786	North West Region	R	1,250,000	R	1,117,893	4	2.5	5	1	2	0	1	0	0	1	346	1,800	0	1	0
787	North West Region	R	1,300,000	R	1,162,608	4	2	4	1	0	1	0	1	0	1	400	1,100	0	1	0
788	North West Region	R	1,150,000	R	1,028,461	3	2	2	0	0	0	0	1	0	1	188	962	0	1	0
789	North West Region	R	1,250,000	R	1,016,495	3	2	3	1	2	0	0	1	0	1	260	1,200	0	1	0
790	North West Region	R	270,000	R	1,219,967	4	2.5	3	0	3	1	0	0	0	1	280	1,265	0	1	0
791	North West Region	R	500,000	R	849,698	4	3	3	1	2	1	0	1	1	0	290	1,000	0	1	0
792	North West Region	R	1,025,000	R	1,093,057	3	2.5	4	0	2	1	1	1	0	1	215	990	0	1	0
793	North West Region	R	227,000	R	893,551	3	2	2	1	2	0	0	0	0	1	170	500	0	1	0
794	North West Region	R	265,000	R	808,086	2	2	3	0	1	0	0	0	0	1	160	387	0	1	0
795	North West Region	R	325,000	R	991,049	3	2	3	1	2	0	0	0	0	1	165	1,340	0	1	0
796	North West Region	R	256,000	R	780,642	3	2	2	0	1	1	0	1	1	0	150	1,008	0	1	0
797	North West Region	R	260,000	R	792,839	3	2	3	0	2	0	0	0	0	1	170	1,100	0	1	0
798	North West Region	R	350,000	R	947,733	3	2	2	0	0	0	0	0	1	0	160	500	0	1	0
799	North West Region	R	350,000	R	947,733	3	2	2	0	0	0	0	0	1	0	160	500	0	1	0
800	North West Region	R	226,000	R	611,965	2	1	2	0	2	0	0	0	1	0	100	973	0	1	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
801	North West Region	R	435,000	R	739,238	2	2	2	0	1	0	0	0	0	1	114	476	0	1	0
802	North West Region	R	520,000	R	883,686	3	2	3	1	2	1	0	1	0	1	185	1,100	0	1	0
803	North West Region	R	560,000	R	951,662	3	2	3	1	2	1	0	1	0	1	185	1,100	0	1	0
804	North West Region	R	450,000	R	618,273	3	2	1	0	0	0	0	1	1	0	144	1,000	0	1	0
805	North West Region	R	940,000	R	1,291,504	3	2	3	0	3	0	0	1	0	1	250	550	0	1	0
806	North West Region	R	750,000	R	799,798	3	2	3	0	0	0	0	0	1	0	164	350	0	1	0
807	North West Region	R	875,000	R	933,097	3	2	3	0	2	0	0	1	0	1	255	430	0	1	0
808	North West Region	R	840,000	R	895,773	3	2	2	0	1	0	1	0	1	0	180	825	0	1	0
809	North West Region	R	665,000	R	709,154	2	2	2	0	2	0	0	1	0	1	136	450	0	1	0
810	North West Region	R	930,000	R	831,712	2	2	4	0	2	1	0	0	0	1	265	1,781	0	1	0
811	North West Region	R	840,000	R	782,200	3	1	3	0	2	0	0	0	0	1	220	1,300	0	1	0
812	North West Region	R	326,000	R	994,099	3	2	2	1	2	0	0	0	0	1	200	432	0	1	0
813	North West Region	R	300,000	R	914,815	2	2	2	0	1	0	0	1	0	1	150	450	0	1	0
814	North West Region	R	520,000	R	1,042,145	3	2	2	0	2	0	0	1	0	1	160	500	0	1	0
815	North West Region	R	465,000	R	931,918	3	2	2	0	2	0	0	1	1	0	200	1,007	0	1	0
816	North West Region	R	220,000	R	994,047	4	2	2	1	3	0	0	0	1	0	230	967	0	1	0
817	North West Region	R	340,000	R	1,338,359	3	2	3	0	2	0	0	1	0	1	220	1,001	0	1	0
818	North West Region	R	255,000	R	1,003,769	3	2	2	0	2	1	0	1	1	0	172	1,000	0	1	0
819	North West Region	R	275,000	R	1,082,496	3	2	4	1	2	1	0	0	1	0	270	1,244	0	1	0
820	North West Region	R	362,000	R	1,424,958	3	2	2	1	2	0	1	0	1	0	375	1,079	0	1	0
821	North West Region	R	255,000	R	1,003,769	3	2	2	0	2	0	0	0	1	0	172	1,023	0	1	0
822	North West Region	R	263,000	R	1,035,260	3	2	3	0	2	0	0	0	1	0	210	1,100	0	1	0
823	North West Region	R	150,000	R	590,452	3	1	2	0	0	0	0	0	0	1	100	900	0	1	0
824	North West Region	R	180,000	R	708,543	3	1.5	2	0	2	0	0	0	0	0	157	801	0	1	0
825	North West Region	R	190,000	R	747,906	3	2	2	0	0	1	0	0	0	1	140	1,036	0	1	0
826	North West Region	R	225,000	R	885,679	3	2	2	0	1	0	0	0	1	0	180	900	0	1	0
827	North West Region	R	175,000	R	688,861	2	1	2	0	2	0	0	1	0	1	120	980	0	1	0
828	North West Region	R	200,000	R	787,270	3	2	2	0	6	1	0	1	0	1	200	1,000	0	1	0
829	North West Region	R	275,000	R	1,026,006	3	2	3	0	2	1	0	1	1	0	265	1,408	0	1	0
830	North West Region	R	295,000	R	1,100,625	3	2	3	1	2	1	0	1	0	1	175	1,176	0	1	0
831	North West Region	R	180,000	R	671,568	3	2	2	0	1	0	0	0	0	1	130	1,100	0	1	0
832	North West Region	R	172,000	R	641,720	3	2	2	0	0	0	0	0	0	1	100	1,144	0	1	0
833	North West Region	R	300,000	R	1,119,280	3	2	3	1	2	1	0	0	0	1	254	1,315	0	1	0
834	North West Region	R	180,000	R	671,568	3	1	3	0	1	0	0	0	0	1	120	800	0	1	0
835	North West Region	R	245,000	R	914,079	3	2	2	0	2	0	0	1	0	1	160	834	0	1	0
836	North West Region	R	260,000	R	792,839	3	2	2	1	2	1	0	1	0	1	143	822	0	1	0
837	North West Region	R	295,000	R	899,568	3	2	2	0	2	1	0	1	0	1	220	1,059	0	1	0
838	North West Region	R	240,000	R	731,852	3	1	3	0	2	0	0	0	0	1	160	816	0	1	0
839	North West Region	R	380,000	R	1,158,765	3	2	3	0	2	0	0	0	1	0	210	597	0	1	0
840	North West Region	R	660,000	R	2,012,592	5	2.5	4	0	2	1	0	1	0	1	400	1,862	0	1	0
841	North West Region	R	400,000	R	1,219,753	4	3.5	3	1	2	0	0	1	0	1	300	1,000	0	1	0
842	North West Region	R	410,000	R	1,110,202	3	1.5	2	1	2	0	0	1	1	0	187	1,257	0	1	0
843	North West Region	R	340,000	R	920,655	3	2	2	0	0	0	0	1	0	1	140	1,000	0	1	0
844	North West Region	R	225,000	R	609,257	2	1	1	0	2	0	0	0	0	1	204	1,028	0	1	0
845	North West Region	R	250,000	R	501,031	3	1	1	0	0	0	0	0	0	1	118	679	0	1	0
846	North West Region	R	680,000	R	1,362,805	3	2	5	1	2	1	0	1	1	0	320	1,000	0	1	0
847	North West Region	R	345,000	R	691,423	3	2	2	0	2	0	0	0	0	1	180	1,210	0	1	0
848	North West Region	R	529,000	R	1,060,182	4	3	3	1	2	1	0	1	0	1	300	1,080	0	1	0
849	North West Region	R	400,000	R	801,650	3	2	2	0	2	1	0	0	0	1	234	1,000	0	1	0
850	North West Region	R	490,000	R	832,704	3	1	3	0	2	0	0	0	1	0	160	1,101	0	1	0
851	North West Region	R	460,000	R	781,723	3	2	3	0	0	0	0	1	0	1	150	1,169	0	1	0
852	North West Region	R	600,000	R	824,364	3	2	3	0	1	0	0	1	1	0	200	815	0	1	0
853	North West Region	R	683,000	R	938,401	3	2	3	0	0	0	0	1	0	1	180	1,019	0	1	0
854	North West Region	R	475,000	R	652,622	3	2	2	1	0	0	0	0	0	1	140	1,100	0	1	0
855	North West Region	R	870,000	R	1,195,328	4	2	3	1	2	1	0	1	1	0	320	775	0	1	0
856	North West Region	R	585,000	R	803,755	3	2	2	0	2	0	0	1	0	1	180	900	0	1	0
857	North West Region	R	755,000	R	1,037,325	5	4	3	1	2	1	0	1	1	0	253	1,078	0	1	0
858	North West Region	R	799,000	R	1,097,779	4	2	3	0	2	2	0	1	0	1	260	1,000	0	1	0
859	North West Region	R	760,000	R	1,044,195	3	2	3	1	0	0	1	1	1	0	220	1,816	0	1	0
860	North West Region	R	705,000	R	968,628	3	2	2	2	2	0	0	1	0	1	220	1,000	0	1	0
861	North West Region	R	930,000	R	1,277,765	3	2	3	1	3	0	1	1	1	0	350	1,000	0	1	0
862	North West Region	R	1,000,000	R	1,373,941	4	3	3	1	2	1	0	1	1	0	400	981	0	1	0
863	North West Region	R	750,000	R	799,798	3	2	2	0	0	0	0	1	1	0	200	1,250	0	1	0
864	North West Region	R	730,000	R	778,470	3	2	2	0	0	0	0	1	1	0	122	1,286	0	1	0
865	North West Region	R	1,120,000	R	1,194,364	4	2	3	0	2	0	0	0	0	1	213	1,432	0	1	0
866	North West Region	R	1,180,000	R	1,258,348	4	2	3	1	2	0	0	1	0	1	240	1,613	0	1	0
867	North West Region	R	1,250,000	R	1,332,996	3	2	2	0	2	1	0	1	1	0	204	1,244	0	1	0
868	North West Region	R	1,100,000	R	983,745	4	2	2	0	2	0	0	0	0	1	214	404	0	1	0
869	North West Region	R	945,000	R	845,127	3	2.5	2	0	2	0	0	0	0	1	180	500	0	1	0
870	North West Region	R	1,590,000	R	1,421,959	4	4	4	1	4	1	0	0	1	0	375	1,520	0	1	0
871	North West Region	R	1,100,000	R	983,745	3	2	2	0	2	0	0	0	0	1	195	450	0	1	0
872	North West Region	R	1,690,000	R	1,511,391	4	3	4	0	2	1	0	1	1	0	420	1,500	0	1	0
873	North West Region	R	1,320,000	R	1,073,419	3	2	3	0	2	0	0	1	0	1	186	420	0	1	0
874	North West Region	R	1,250,000	R	1,016,495	4	2	3	0	2	1	0	1	1	0	254	1,173	0	1	0
875	North West Region	R	1,100,000	R	894,516	3	2	3	1	2	0	0	0	0	0	200	1,000	0	1	0
876	North West Region	R	1,120,000	R	910,780	3	2	3	0	2	1	0	1	0	1	242	1,000	0	1	0
877	North West Region	R	1,200,000	R	975,835	3	2.5	1	0	2	0	0	0	0	1	178	378	0	1	0
878	North West Region	R	930,000	R	866,008	3	2	3	0	0	0	0	1	0	0	200	1,500	0	1	0
879	North West Region	R	1,550,000	R	1,443,346	4	2.5	3	1	2	2	0	1	0	1	260	1,748	0	1	0
880	North West Region	R	935,000	R	870,664	3	2	2	0	0	1	0	1	0	1	179	1,033	0	1	0
881	North West Region	R	1,290,000	R	1,201,236	4	2	3	0	2	1	0	1	0	1	260	1,088	0	1	0
882	North West Region	R	830,000	R	772,889	4	2	3	0	2	1	0	1	0	1	300	620	0	1	0
883	North West Region	R	715,000	R	762,474	3	2	3	0	0	0	0	1	0	1	185	486	0	1	0
884	North West Region	R	1,235,000	R	1,104,478	3	2	3	1	3	0	1	1	1	0	252	1,000	0	1	0
885	North West Region	R	520,000	R	1,585,679	4	2	4	1	3	0	0	0	1	0	400	1,740	0	1	0
886	North West Region	R	700,000	R	961,758	4	3	3	1	2	0	0	1	0	1	350	1,135	0	1	0
887	North West Region	R	660,000	R	906,801	3	2	2	0	0	0	1	1	1	0	230	898	0	1	0
888	North West Region	R	685,000	R	941,149	3	2	2	1	0	1	0	1	0	1	190	425	0	1	0
889	North West Region	R	785,000	R	1,078,543	3	2	3	0	2	1	0	0	0	1	250	485	0	1	0
890	North West Region	R	670,000	R	920,540	3	2	2	0	2	0	0	0	0	1	190	480	0	1	0
891	North West Region	R	700,000	R	961,758	3	2	2	0	2	0	0	0	0	1	180	1,210	0	1	0
892	North West Region	R	720,000	R	989,237	3	2	3	1	0	0	0	1	0	1	167	1,123	0	1	0
893	North West Region	R	720,000	R	989,237	3	2	3	1	2	0	0	1	0	1	167	1,123	0	1	0
894	North West Region	R	800,000	R	1,099,152	3	2	3	0	2	0	0	0	0	1	200	1,344	0	1	0
895	North West Region	R	1,100,000	R	1,173,037	3	2.5	2	1	2	0	0	0	1	0	205	495	0	1	0
896	North West Region	R	880,000	R	786,996	3	2	2	0	2	0	0	1	0	1	165	900	0	1	0
897	North West Region	R	990,000	R	885,371	3	2	1	0	2	0	0	0	0	1	165	450	0	1	0
898	North West Region	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	200	1,344	0	1	0
899	North West Region	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	195	1,311	0	1	0
900	North West Region	R	1,150,000	R	1,028,461	3	2	3	0	2	0	0	1	0	1	195	1,311	0	1	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
901	North West Region	R	1,240,000	R	1,108,949	3	2	3	0	0	0	0	1	0	1	195	1,311	0	1	0
902	North West Region	R	1,260,000	R	1,024,627	3	2	3	0	2	0	0	1	0	1	200	420	0	1	0
903	North West Region	R	1,450,000	R	1,179,134	3	2.5	2	1	2	0	0	1	1	0	205	495	0	1	0
904	North West Region	R	1,180,000	R	959,571	3	2	3	0	2	1	0	1	1	0	213	809	0	1	0
905	North West Region	R	1,035,000	R	841,658	3	2	3	1	4	0	0	1	0	1	179	520	0	1	0
906	North West Region	R	1,200,000	R	975,835	3	2	3	0	2	0	0	0	0	1	200	600	0	1	0
907	North West Region	R	1,650,000	R	1,536,465	3	2.5	5	1	2	0	0	1	1	0	245	540	0	1	0
908	North West Region	R	895,000	R	833,416	3	2	2	0	2	0	0	0	1	0	153	1,029	0	1	0
909	North West Region	R	1,240,000	R	1,154,677	3	2	3	0	2	0	0	0	0	1	195	600	0	1	0
910	North West Region	R	1,200,000	R	1,117,429	3	2	3	0	2	0	0	0	0	1	180	400	0	1	0
911	North West Region	R	1,145,000	R	1,066,214	3	2	3	1	2	0	0	0	0	1	200	420	0	1	0
912	North West Region	R	675,000	R	927,410	3	2	2	0	1	0	0	1	1	0	140	420	0	1	0
913	North West Region	R	2,500,000	R	2,235,785	5	3.5	4	1	2	2	0	1	1	0	600	2,600	0	1	0
914	North West Region	R	1,050,000	R	939,030	2	2	5	0	2	0	0	0	0	1	185	1,244	0	1	0
915	North West Region	R	1,200,000	R	1,073,177	3	2	3	0	2	0	0	1	0	1	160	1,076	0	1	0
916	North West Region	R	1,350,000	R	1,097,815	3	2.5	2	1	2	0	0	0	0	1	244	500	0	1	0
917	North West Region	R	1,400,000	R	1,138,474	3	2.5	2	0	2	0	0	0	1	0	280	550	0	1	0
918	North West Region	R	1,135,000	R	922,978	3	2	2	0	2	0	0	0	1	0	160	1,076	0	1	0
919	North West Region	R	820,000	R	820,000	2	2	1	1	0	0	1	1	1	0	154	822	0	1	0
920	North West Region	R	800,000	R	853,117	3	2	2	1	0	0	0	1	0	1	160	1,500	0	1	0
921	North West Region	R	210,000	R	783,496	3	2	2	1	2	1	0	0	0	1	140	840	0	1	0
922	North West Region	R	300,000	R	1,119,280	3	2	2	1	2	0	0	0	0	1	205	467	0	1	0
923	North West Region	R	215,000	R	802,151	2	1	2	0	1	0	0	0	0	1	127	650	0	1	0
924	North West Region	R	300,000	R	1,119,280	3	2	3	1	2	1	0	1	1	0	200	870	0	1	0
925	North West Region	R	420,000	R	1,280,740	3	2	2	0	2	1	0	1	1	0	210	819	0	1	0
926	North West Region	R	340,000	R	920,655	3	2.5	3	0	0	0	0	0	0	1	142	400	0	1	0
927	North West Region	R	330,000	R	893,577	2	2	2	0	2	0	0	0	0	1	180	500	0	1	0
928	North West Region	R	590,000	R	1,182,434	3	2	3	1	2	1	0	1	1	0	350	1,565	0	1	0
929	North West Region	R	280,000	R	384,703	3	1	2	0	4	1	0	0	0	1	150	800	0	1	0
930	North West Region	R	250,000	R	343,485	2	1	1	0	0	0	0	0	1	0	109	492	0	1	0
931	North West Region	R	350,000	R	701,444	3	2	2	0	2	0	0	0	0	1	190	1,277	0	1	0
932	North West Region	R	383,420	R	1,169,195	3	2	2	1	2	1	0	1	0	1	400	1,970	0	1	0
933	North West Region	R	360,000	R	974,811	3	2	3	0	2	0	0	1	0	1	165	1,109	0	1	0
934	North West Region	R	275,000	R	551,134	2	1	2	1	0	0	0	0	0	1	120	1,300	0	1	0
935	North West Region	R	930,000	R	1,580,439	4	3	3	1	2	1	0	1	0	1	300	2,234	0	1	0
936	North West Region	R	710,000	R	975,498	6	2	0	0	0	0	0	0	1	0	200	1,344	0	1	0
937	North West Region	R	860,000	R	1,181,589	3	2	2	0	2	0	0	0	0	1	230	1,546	0	1	0
938	North West Region	R	750,000	R	1,030,455	3	2.5	1	0	2	0	0	1	0	1	182	341	0	1	0
939	North West Region	R	420,000	R	577,055	2	2	2	0	0	0	0	1	0	1	120	346	0	1	0
940	North West Region	R	800,000	R	1,099,152	3	2.5	3	1	2	0	0	1	0	1	340	1,200	0	1	0
941	North West Region	R	1,040,000	R	1,428,898	4	2	3	1	2	1	1	1	1	0	300	1,490	0	1	0
942	North West Region	R	1,070,000	R	1,141,045	5	3	3	0	2	1	0	1	0	1	334	2,286	0	1	0
943	North West Region	R	1,450,000	R	1,296,755	3	2	2	1	2	1	0	1	0	1	240	986	0	1	0
944	North West Region	R	1,450,000	R	1,296,755	3	2	2	0	2	1	0	1	0	1	280	950	0	1	0
945	North West Region	R	720,000	R	767,806	3	2	2	0	1	1	0	1	0	1	150	1,487	0	1	0
946	North West Region	R	260,000	R	704,030	3	2	2	0	1	0	0	0	0	1	140	1,213	0	1	0
947	North West Region	R	1,550,000	R	1,386,187	3	3	2	1	2	1	0	1	1	0	250	500	0	1	0
948	North West Region	R	1,550,000	R	1,260,454	3	2	2	0	2	1	0	0	1	0	252	580	0	1	0
949	North West Region	R	660,000	R	1,121,602	3	2	3	1	2	1	0	1	1	0	210	740	0	1	0
950	North West Region	R	999,000	R	1,697,697	3	2.5	3	1	0	1	0	1	1	0	333	1,670	0	1	0
951	North West Region	R	258,392	R	699,676	3	2	2	0	2	1	0	1	1	0	175	400	0	1	0
952	North West Region	R	258,392	R	699,676	3	2	2	0	2	1	0	1	1	0	175	400	0	1	0
953	North West Region	R	860,000	R	917,101	3	2	2	0	2	1	0	0	1	0	241	609	0	1	0
954	North West Region	R	355,000	R	1,324,481	4	2	3	0	2	1	1	1	0	1	250	2,974	0	1	0
955	North West Region	R	1,075,000	R	1,476,986	5	3	5	1	2	1	0	1	0	1	400	2,987	0	1	0
956	North West Region	R	1,920,000	R	1,561,336	3	3	4	1	2	0	0	0	0	1	350	900	0	1	0
957	North West Region	R	340,000	R	1,735,466	4	3	1	1	4	1	1	0	1	0	300	3,327	0	1	0
958	North West Region	R	220,000	R	994,047	3	2.5	2	1	0	1	0	0	0	0	250	2,362	0	1	0
959	North West Region	R	250,000	R	932,733	3	3	3	0	2	1	0	0	1	0	220	2,539	0	1	0
960	North West Region	R	320,000	R	1,193,898	3	2	3	0	2	1	0	1	0	1	220	3,000	0	1	0
961	North West Region	R	1,020,000	R	1,087,725	3	3	3	1	2	1	1	0	1	0	304	1,122	0	1	0
962	North West Region	R	1,150,000	R	1,226,356	3	2	3	0	2	1	0	0	1	0	340	2,286	0	1	0
963	North West Region	R	1,050,000	R	1,119,717	5	3	2	2	3	1	0	0	0	0	200	2,300	0	1	0
964	North West Region	R	2,499,000	R	2,234,891	4	5	6	0	2	1	1	1	1	0	590	3,478	0	1	0
965	North West Region	R	1,275,000	R	1,140,250	4	2.5	3	2	2	1	0	1	0	1	240	1,541	0	1	0
966	North West Region	R	1,635,000	R	1,329,576	4	2.5	3	2	2	1	0	1	0	1	240	1,541	0	1	0
967	North West Region	R	1,375,000	R	1,118,145	3	2	3	1	2	0	0	1	0	1	277	331	0	1	0
968	North West Region	R	1,050,000	R	1,119,717	4	2	3	0	2	1	0	1	0	1	200	1,487	0	1	0
969	North West Region	R	458,000	R	629,265	4	3	3	0	1	1	0	1	0	1	200	1,115	0	1	0
970	North West Region	R	1,500,000	R	2,060,911	3	2	2	1	2	1	0	0	1	0	374	2,514	0	1	0
971	North West Region	R	237,554	R	935,095	3	2	3	1	2	1	0	0	0	1	300	970	0	1	0
972	North West Region	R	425,000	R	1,295,987	5	2.5	4	2	2	2	1	1	1	0	300	1,400	0	1	0
973	North West Region	R	370,000	R	1,128,271	3	2	2	0	2	1	0	1	0	1	200	1,368	0	1	0
974	North West Region	R	1,950,000	R	1,743,912	5	2.5	4	0	3	1	0	1	0	1	500	2,107	0	1	0
975	North West Region	R	1,290,000	R	1,153,665	3	2	3	0	2	1	0	1	0	1	217	1,523	0	1	0
976	North West Region	R	680,000	R	552,973	3	2	2	0	2	0	0	0	0	1	160	600	0	1	0
977	North West Region	R	680,000	R	552,973	3	2	2	0	2	0	0	0	0	1	160	600	0	1	0
978	North West Region	R	700,000	R	569,237	3	2	2	0	2	0	0	0	0	1	160	600	0	1	0
979	South East Region	R	175,000	R	790,720	5	2	4	1	1	0	0	0	1	0	250	841	0	0	1
980	South East Region	R	178,000	R	804,275	3	2	3	0	1	0	0	0	0	1	169	1,000	0	0	1
981	South East Region	R	145,000	R	570,771	3	2	3	0	1	1	0	1	0	1	175	1,115	0	0	1
982	South East Region	R	160,000	R	629,816	3	2	2	0	2	1	0	1	0	1	166	1,115	0	0	1
983	South East Region	R	120,000	R	447,712	3	2	2	0	1	1	0	0	0	1	140	729	0	0	1
984	South East Region	R	215,000	R	802,151	3	2.5	3	1	2	1	0	1	0	1	300	911	0	0	1
985	South East Region	R	190,000	R	708,877	3	2	3	0	2	1	0	1	1	0	180	710	0	0	1
986	South East Region	R	190,000	R	708,877	4	2.5	3	2	2	1	0	1	1	0	230	840	0	0	1
987	South East Region	R	174,000	R	649,182	4	2	3	1	2	1	0	0	0	1	215	776	0	0	1
988	South East Region	R	110,000	R	410,403	3	1.5	2	0	2	1	0	0	0	1	142	892	0	0	1
989	South East Region	R	168,000	R	626,797	3	2	2	0	0	0	1	1	0	1	140	1,000	0	0	1
990	South East Region	R	198,000	R	603,778	3	1	2	0	2	1	1	1	0	1	180	1,000	0	0	1
991	South East Region	R	185,000	R	564,136	3	2	3	0	2	1	0	1	1	0	180	1,000	0	0	1
992	South East Region	R	220,000	R	670,864	3	2	4	1	2	1	1	1	0	1	223	980	0	0	1
993	South East Region	R	160,000	R	433,249	3	2	2	0	1	0	0	0	0	1	130	815	0	0	1
994	South East Region	R	145,000	R	392,632	3	1	3	0	1	1	0	0	0	1	130	1,000	0	0	1
995	South East Region	R	250,000	R	676,952	3	2	3	1	3	0	1	1	0	1	212	1,425	0	0	1
996	South East Region	R	220,000	R	595,718	3	2	3	0	2	0	0	1	1	0	150	1,008	0	0	1
997	South East Region	R	149,000	R	403,464	3	2	2	0	0	0	0	0	0	1	142	744	0	0	1
998	South East Region	R	225,000	R	609,257	3	2	3	0	1	0	1	0	1	0	158	858	0	0	1
999	South East Region	R	155,000	R	419,710	3	2	2	0	1	1	0	1	0	1	155	1,115	0	0	1
1000	South East Region	R	210,000	R	420,866	3	2	2	0	1	1	0	0	0	1	145	1,115	0	0	1

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
1001	South East Region	R	295,000	R	501,322	3	2	3	0	1	1	0	1	0	1	175	848	0	0	1
1002	South East Region	R	283,000	R	480,929	3	1.5	2	0	2	1	0	1	1	0	150	888	0	0	1
1003	South East Region	R	685,800	R	731,335	3	2	3	0	1	0	0	1	1	0	240	1,250	0	0	1
1004	South East Region	R	510,000	R	456,100	3	2	2	1	2	1	0	0	1	0	160	1,076	0	0	1
1005	South East Region	R	580,000	R	518,702	3	2	2	0	1	1	0	0	0	1	149	1,115	0	0	1
1006	South East Region	R	610,000	R	568,027	3	1	1	0	1	3	0	0	0	1	165	1,000	0	0	1
1007	South East Region	R	560,000	R	769,407	3	2.5	4	1	2	1	0	1	0	1	285	1,115	0	0	1
1008	South East Region	R	180,000	R	918,776	4	2	3	0	1	1	0	0	0	1	215	1,200	0	0	1
1009	South East Region	R	220,000	R	1,122,949	5	2.5	4	1	2	2	0	0	0	1	312	1,460	0	0	1
1010	South East Region	R	235,000	R	1,199,513	5	2.5	4	1	2	2	0	0	0	1	312	1,460	0	0	1
1011	South East Region	R	155,000	R	700,352	2	1	2	0	1	1	0	0	1	0	125	1,229	0	0	1
1012	South East Region	R	175,000	R	790,720	3	1	2	0	1	0	0	0	1	0	124	1,100	0	0	1
1013	South East Region	R	195,000	R	767,588	4	2	4	1	0	0	0	0	0	1	300	2,017	0	0	1
1014	South East Region	R	245,000	R	964,406	3	2	3	1	1	1	0	1	0	1	230	1,000	0	0	1
1015	South East Region	R	240,000	R	944,724	3	1	3	0	2	2	1	1	1	0	350	1,353	0	0	1
1016	South East Region	R	220,000	R	865,997	4	2	3	1	2	1	0	0	0	1	220	1,833	0	0	1
1017	South East Region	R	185,000	R	690,223	3	2	3	1	2	1	0	1	0	1	250	1,057	0	0	1
1018	South East Region	R	270,000	R	823,333	4	2.5	3	0	1	0	1	1	1	0	300	1,400	0	0	1
1019	South East Region	R	275,000	R	838,580	3	2	3	1	2	1	0	1	1	0	280	1,200	0	0	1
1020	South East Region	R	275,000	R	838,580	4	1.5	3	0	1	1	0	1	1	0	260	1,100	0	0	1
1021	South East Region	R	335,000	R	1,021,543	3	3	3	0	1	1	0	1	0	1	230	1,100	0	0	1
1022	South East Region	R	420,000	R	1,280,740	3	2	3	1	2	1	0	1	1	0	285	1,100	0	0	1
1023	South East Region	R	250,000	R	676,952	3	1	3	0	1	1	0	0	1	0	140	1,000	0	0	1
1024	South East Region	R	230,000	R	622,796	3	1	3	0	1	1	0	0	1	0	150	1,200	0	0	1
1025	South East Region	R	420,000	R	1,137,280	3	2.5	2	1	2	1	0	0	0	0	250	1,000	0	0	1
1026	South East Region	R	274,000	R	741,940	4	2	3	0	1	1	0	0	1	0	200	1,344	0	0	1
1027	South East Region	R	410,000	R	821,691	3	2	3	1	2	2	0	1	0	1	260	1,200	0	0	1
1028	South East Region	R	360,000	R	721,485	3	2	2	1	2	1	0	0	1	0	220	1,100	0	0	1
1029	South East Region	R	445,000	R	891,835	3	2	4	0	4	0	0	0	1	0	270	1,190	0	0	1
1030	South East Region	R	540,000	R	1,082,227	4	2	3	0	0	1	0	1	0	1	190	1,051	0	0	1
1031	South East Region	R	305,000	R	518,316	3	1	1	0	0	1	0	0	0	1	170	1,858	0	0	1
1032	South East Region	R	450,000	R	764,729	3	1.5	3	1	0	1	0	0	0	1	200	1,344	0	0	1
1033	South East Region	R	545,000	R	748,798	3	2	2	0	2	0	1	1	0	1	295	1,980	0	0	1
1034	South East Region	R	370,000	R	508,358	3	2	3	0	2	1	0	0	1	0	200	1,200	0	0	1
1035	South East Region	R	460,000	R	632,013	3	1	2	0	2	1	0	0	1	0	180	1,190	0	0	1
1036	South East Region	R	645,000	R	886,192	4	2.5	3	1	2	1	1	0	1	0	300	1,200	0	0	1
1037	South East Region	R	920,000	R	981,085	4	3	4	2	2	1	0	1	0	1	320	1,900	0	0	1
1038	South East Region	R	650,000	R	693,158	3	2	3	0	2	1	0	0	0	1	165	1,109	0	0	1
1039	South East Region	R	725,000	R	648,378	3	1.5	2	0	2	0	1	0	1	0	155	2,000	0	0	1
1040	South East Region	R	830,000	R	742,281	3	2	3	0	4	0	1	0	1	0	180	1,500	0	0	1
1041	South East Region	R	1,310,000	R	1,171,551	3	2.5	3	1	2	1	0	1	0	1	250	1,000	0	0	1
1042	South East Region	R	890,000	R	723,744	3	1.5	3	1	1	1	0	0	1	0	173	1,212	0	0	1
1043	South East Region	R	1,200,000	R	975,835	4	2.5	4	1	2	0	0	0	0	1	313	1,053	0	0	1
1044	South East Region	R	720,000	R	767,806	3	2	2	1	2	1	0	0	0	1	180	1,200	0	0	1
1045	South East Region	R	240,000	R	731,852	3	1	2	1	0	1	1	0	0	1	170	1,000	0	0	1
1046	South East Region	R	385,000	R	1,042,506	3	2.5	4	1	2	1	0	1	0	1	225	1,363	0	0	1
1047	South East Region	R	480,000	R	961,980	3	2	3	0	2	1	0	1	0	1	170	2,247	0	0	1
1048	South East Region	R	450,000	R	764,729	3	1.5	3	1	0	2	1	0	0	1	240	1,600	0	0	1
1049	South East Region	R	480,000	R	815,710	3	2	2	1	2	1	0	1	0	1	170	1,200	0	0	1
1050	South East Region	R	580,000	R	985,650	3	2	3	1	3	1	0	1	0	1	220	1,479	0	0	1
1051	South East Region	R	480,000	R	815,710	3	2	2	0	2	1	0	1	0	1	180	1,200	0	0	1
1052	South East Region	R	525,000	R	721,319	3	2	2	0	2	1	0	1	0	1	160	1,076	0	0	1
1053	South East Region	R	560,000	R	769,407	3	1.5	2	0	0	1	0	1	0	1	190	991	0	0	1
1054	South East Region	R	595,000	R	817,495	3	1	3	0	1	1	0	0	1	0	160	1,000	0	0	1
1055	South East Region	R	650,000	R	693,158	3	1	3	0	1	1	0	0	1	0	200	1,344	0	0	1
1056	South East Region	R	1,250,000	R	1,016,495	4	2	3	1	2	1	0	1	1	0	360	2,420	0	0	1
1057	South East Region	R	566,795	R	778,743	3	2	3	0	2	1	0	1	1	0	200	996	0	0	1
1058	South East Region	R	740,000	R	1,016,716	3	2	3	1	5	1	0	1	0	1	250	991	0	0	1
1059	South East Region	R	1,380,000	R	1,471,628	4	2.5	4	1	2	1	1	0	0	1	578	2,000	0	0	1
1060	South East Region	R	1,050,000	R	1,119,717	3	2	2	0	2	1	0	0	0	1	295	998	0	0	1
1061	South East Region	R	1,000,000	R	894,314	3	2	3	0	1	0	1	1	0	1	250	1,000	0	0	1
1062	South East Region	R	545,000	R	748,798	3	2	3	0	4	0	0	1	0	1	150	1,000	0	0	1
1063	South East Region	R	640,000	R	682,494	3	2	2	1	2	1	0	0	0	1	240	1,057	0	0	1
1064	South East Region	R	913,000	R	973,620	3	2	4	1	2	0	1	1	0	1	320	996	0	0	1
1065	South East Region	R	670,000	R	599,190	3	2	1	1	2	1	0	0	0	1	160	1,000	0	0	1
1066	South East Region	R	160,000	R	629,816	3	2	3	0	0	0	0	1	1	0	160	991	0	0	1
1067	South East Region	R	250,000	R	984,087	3	2	2	1	2	1	0	1	0	1	200	1,700	0	0	1
1068	South East Region	R	210,000	R	783,496	3	2	3	0	3	0	0	1	0	1	180	1,051	0	0	1
1069	South East Region	R	240,000	R	895,424	4	3	4	1	3	1	0	0	0	1	200	1,017	0	0	1
1070	South East Region	R	280,000	R	1,044,661	3	2.5	3	0	2	1	0	1	1	0	230	991	0	0	1
1071	South East Region	R	281,000	R	856,876	3	2	3	0	2	1	0	1	0	1	200	1,110	0	0	1
1072	South East Region	R	349,000	R	1,064,234	3	2	3	1	1	1	0	1	0	1	220	1,200	0	0	1
1073	South East Region	R	245,000	R	747,099	3	2.5	2	0	1	1	0	0	0	1	160	1,400	0	0	1
1074	South East Region	R	388,000	R	1,050,630	3	2	3	1	2	1	0	1	0	1	180	1,210	0	0	1
1075	South East Region	R	350,000	R	947,733	3	2	2	1	2	1	0	1	0	1	230	1,100	0	0	1
1076	South East Region	R	380,000	R	1,028,967	3	2	2	1	2	1	0	1	0	1	190	991	0	0	1
1077	South East Region	R	520,000	R	883,686	3	2	3	1	2	1	0	1	0	1	285	1,200	0	0	1
1078	South East Region	R	180,000	R	487,406	3	1	2	0	0	1	0	1	0	1	150	496	0	0	1
1079	South East Region	R	275,000	R	377,834	2	1	2	0	1	2	0	0	0	1	110	739	0	0	1
1080	South East Region	R	266,727	R	366,467	2	1	3	0	1	1	0	0	1	0	120	500	0	0	1
1081	South East Region	R	580,000	R	518,702	3	1	4	0	4	1	1	1	1	0	160	495	0	0	1
1082	South East Region	R	150,000	R	765,647	4	2	2	0	2	0	0	0	0	1	150	836	0	0	1
1083	South East Region	R	270,000	R	1,219,967	3	2	3	1	2	1	0	0	0	1	325	1,009	0	0	1
1084	South East Region	R	265,000	R	1,197,375	3	2	3	1	2	1	0	1	0	1	300	2,400	0	0	1
1085	South East Region	R	298,000	R	1,173,032	6	3	2	0	0	0	0	0	0	1	240	991	0	0	1
1086	South East Region	R	600,000	R	1,624,685	5	4	5	1	6	2	0	0	0	1	500	2,451	0	0	1
1087	South East Region	R	470,000	R	1,272,670	4	2	1	0	2	1	0	0	0	1	240	991	0	0	1
1088	South East Region	R	1,200,000	R	2,039,276	4	3	4	1	3	2	1	1	1	0	500	3,731	0	0	1
1089	South East Region	R	550,000	R	755,667	3	2	2	0	2	0	0	0	0	1	190	1,277	0	0	1
1090	South East Region	R	1,900,000	R	1,769,263	0	2	1	0	0	1	0	0	0	1	294	999	0	0	1
1091	South East Region	R	330,000	R	1,298,995	3	2	4	1	2	1	0	1	0	1	290	1,607	0	0	1
1092	South East Region	R	350,000	R	1,305,826	3	2	3	1	2	0	0	1	0	1	250	1,800	0	0	1
1093	South East Region	R	340,000	R	1,268,517	6	3	4	0	2	0	0	1	1	0	311	1,750	0	0	1
1094	South East Region	R	550,000	R	1,677,160	4	2.5	3	1	2	1	0	1	1	0	270	1,900	0	0	1
1095	South East Region	R	485,000	R	1,478,950	3	2	3	1	2	1	0	0	1	0	330	1,944	0	0	1
1096	South East Region	R	350,000	R	1,067,284	3	2	3	1	2	1	0	1	1	0	200	1,500	0	0	1
1097	South East Region	R	520,000	R	1,585,679	4	2	3	1	2	1	0	1	1	0	273	2,217	0	0	1
1098	South East Region	R	490,000	R	1,494,197	3	2	3	0	2	0	0	1	0	1	254	1,707	0	0	1
1099	South East Region	R	600,000	R	1,624,685	3	2	3	1	2	1	0	1	0	1	300	1,510	0	0	1
1100	South East Region	R	440,000	R	1,191,436	4	2	4	0	2	1	0	0	1	0	390	1,784	0	0	1

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
1101	South East Region	R	1,625,369	R	2,233,160	4	3	5	0	2	1	1	1	1	0	396	1,380	0	0	1
1102	South East Region	R	1,100,000	R	1,173,037	3	2	3	0	3	1	0	1	0	1	250	1,300	0	0	1
1103	South East Region	R	1,495,000	R	1,594,263	4	2	3	1	3	1	0	1	0	1	392	1,530	0	0	1
1104	South East Region	R	965,000	R	1,029,073	3	2	3	1	2	1	0	1	1	0	316	2,124	0	0	1
1105	South East Region	R	2,000,000	R	1,788,628	4	4	4	1	2	0	0	1	0	1	316	737	0	0	1
1106	South East Region	R	2,200,000	R	1,967,491	3	2.5	3	1	3	2	1	0	1	0	520	1,616	0	0	1
1107	South East Region	R	1,825,000	R	1,632,123	3	2	3	1	2	1	1	1	0	1	600	1,750	0	0	1
1108	South East Region	R	1,700,000	R	1,382,433	4	3.5	4	1	2	1	0	1	1	0	380	2,555	0	0	1
1109	South East Region	R	1,500,000	R	1,500,000	3	2	3	1	2	1	1	1	1	0	350	2,026	0	0	1
1110	South East Region	R	815,000	R	1,385,008	3	2	3	0	2	0	0	1	0	1	240	1,400	0	0	1
1111	South East Region	R	1,030,000	R	921,143	4	2.5	3	0	2	1	0	1	1	0	230	1,683	0	0	1
1112	South East Region	R	180,000	R	813,312	4	1	3	0	1	1	0	0	0	1	160	929	0	0	1
1113	South East Region	R	160,000	R	629,816	3	1	2	0	1	0	0	0	1	0	180	1,200	0	0	1
1114	South East Region	R	135,000	R	503,676	3	1	2	0	1	0	0	0	1	0	125	967	0	0	1
1115	South East Region	R	200,000	R	746,187	3	1	3	1	1	1	0	0	0	1	180	1,023	0	0	1
1116	South East Region	R	235,000	R	716,605	3	1	3	0	0	0	1	0	0	1	220	1,000	0	0	1
1117	South East Region	R	225,000	R	686,111	3	1	2	0	1	1	1	0	1	0	220	1,100	0	0	1
1118	South East Region	R	170,000	R	460,328	3	1	2	0	1	1	0	0	1	0	140	915	0	0	1
1119	South East Region	R	315,000	R	852,960	4	2	2	1	2	1	0	0	0	1	250	1,000	0	0	1
1120	South East Region	R	235,000	R	636,335	3	1.5	3	0	1	1	0	1	0	1	170	1,100	0	0	1
1121	South East Region	R	200,000	R	541,562	3	2	3	0	2	1	0	0	1	0	215	867	0	0	1
1122	South East Region	R	260,000	R	704,030	3	2	3	0	1	2	0	1	1	0	240	1,200	0	0	1
1123	South East Region	R	260,000	R	704,030	3	2	3	0	1	2	0	1	1	0	240	1,200	0	0	1
1124	South East Region	R	225,000	R	609,257	3	1.5	2	0	1	1	0	0	1	0	220	1,100	0	0	1
1125	South East Region	R	330,000	R	560,801	3	1	3	0	1	1	0	0	0	1	160	1,000	0	0	1
1126	South East Region	R	600,000	R	1,019,638	5	2	4	1	1	1	0	1	0	1	334	947	0	0	1
1127	South East Region	R	395,000	R	542,707	3	2	2	0	1	1	0	0	0	1	150	800	0	0	1
1128	South East Region	R	410,000	R	563,316	3	2	2	1	0	1	1	0	0	1	182	978	0	0	1
1129	South East Region	R	545,000	R	581,186	4	2	2	1	0	1	0	0	0	1	200	1,300	0	0	1
1130	South East Region	R	850,000	R	760,167	3	1.5	3	0	2	1	1	1	0	1	270	1,040	0	0	1
1131	South East Region	R	1,020,000	R	829,460	3	2	4	1	2	0	1	1	0	1	240	1,613	0	0	1
1132	South East Region	R	950,000	R	772,536	3	2	3	1	4	1	0	1	1	0	250	1,066	0	0	1
1133	South East Region	R	810,000	R	754,265	3	1	2	0	1	2	0	0	1	0	184	929	0	0	1
1134	South East Region	R	845,000	R	786,856	3	1.5	4	0	0	1	1	1	1	0	158	2,000	0	0	1
1135	South East Region	R	825,000	R	825,000	4	3	4	1	0	1	0	0	0	1	180	1,023	0	0	1
1136	South East Region	R	760,000	R	679,679	3	2	3	0	1	1	0	1	1	0	250	1,100	0	0	1
1137	South East Region	R	266,000	R	992,428	4	2.5	3	1	0	1	1	1	1	0	250	914	0	0	1
1138	South East Region	R	490,000	R	982,021	3	2	3	1	2	1	1	1	0	1	290	729	0	0	1
1139	South East Region	R	880,000	R	2,382,872	7	4	5	1	4	6	1	1	1	0	800	5,378	0	0	1
1140	South East Region	R	225,000	R	686,111	3	1	2	1	1	1	0	1	1	0	160	898	0	0	1
1141	South East Region	R	190,000	R	708,877	3	2	2	0	0	0	1	1	1	0	130	744	0	0	1
1142	South East Region	R	385,000	R	654,268	3	1	2	0	1	1	0	1	1	0	155	800	0	0	1
1143	South East Region	R	860,000	R	769,110	4	2	2	0	5	1	0	0	1	0	235	1,330	0	0	1
1144	South East Region	R	690,000	R	1,172,584	3	2	3	0	2	0	1	1	0	1	300	1,200	0	0	1
1145	South East Region	R	200,000	R	746,187	3	2	3	0	1	0	0	1	0	1	170	1,057	0	0	1
1146	South East Region	R	319,000	R	972,753	3	2	2	0	1	1	0	1	1	0	250	991	0	0	1
1147	South East Region	R	245,000	R	747,099	3	2	3	1	2	1	0	1	0	1	210	1,000	0	0	1
1148	South East Region	R	349,000	R	1,064,234	4	2	4	0	3	1	0	0	0	1	280	1,100	0	0	1
1149	South East Region	R	239,003	R	647,174	3	2	3	0	2	1	1	1	0	1	250	1,031	0	0	1
1150	South East Region	R	260,000	R	704,030	3	2	3	1	0	1	0	0	0	1	158	992	0	0	1
1151	South East Region	R	305,000	R	825,882	3	2	2	0	1	1	0	1	1	0	250	991	0	0	1
1152	South East Region	R	305,000	R	825,882	3	2	2	0	1	1	0	1	1	0	250	991	0	0	1
1153	South East Region	R	337,000	R	675,390	3	2	3	1	2	1	0	0	0	1	260	1,016	0	0	1
1154	South East Region	R	150,000	R	406,171	3	2	2	0	0	0	0	0	0	1	160	496	0	0	1
1155	South East Region	R	890,000	R	1,512,463	3	2	3	1	2	0	0	1	0	1	280	580	0	0	1
1156	South East Region	R	2,100,000	R	2,239,433	3	2	3	1	2	1	0	1	1	0	400	4,000	0	0	1
1157	South East Region	R	195,000	R	528,023	3	2	4	0	1	0	1	1	0	1	190	1,150	0	0	1
1158	South East Region	R	350,000	R	594,789	3	1.5	5	0	1	2	0	0	1	0	150	7,355	0	0	1
1159	South East Region	R	520,000	R	554,526	3	2	3	0	0	0	1	0	1	0	200	1,344	0	0	1
1160	South East Region	R	685,000	R	557,039	3	1	3	1	1	1	0	0	0	1	200	799	0	0	1
1161	South East Region	R	550,000	R	491,873	3	2	2	0	0	0	0	0	1	0	150	1,200	0	0	1
1162	South East Region	R	410,000	R	696,753	3	2.5	2	1	2	0	0	0	0	1	177	1,190	0	0	1
1163	South East Region	R	181,500	R	491,467	2	1	2	0	0	0	0	1	0	1	127	1,315	0	0	1
1164	South East Region	R	350,000	R	480,879	3	2	2	0	0	0	0	0	0	1	110	739	0	0	1
1165	South East Region	R	350,000	R	480,879	3	2	2	0	0	0	0	0	0	1	110	739	0	0	1
1166	South East Region	R	179,000	R	667,837	4	2	3	1	2	1	0	0	0	1	248	997	0	0	1
1167	South East Region	R	140,000	R	714,604	3	2	0	1	1	1	0	0	0	1	135	950	0	0	1
1168	South East Region	R	250,000	R	676,952	3	2	3	0	1	0	0	1	0	1	210	1,200	0	0	1
1169	South East Region	R	200,000	R	541,562	3	2.5	3	1	1	0	0	0	0	1	210	1,000	0	0	1
1170	South East Region	R	260,000	R	704,030	3	2	3	1	2	2	0	1	0	1	188	1,264	0	0	1
1171	South East Region	R	215,000	R	582,179	3	2	2	1	2	1	0	0	0	1	185	997	0	0	1
1172	South East Region	R	280,000	R	561,155	3	2	3	0	1	1	0	0	0	1	172	1,100	0	0	1
1173	South East Region	R	350,000	R	480,879	3	2	2	0	1	1	0	0	0	1	130	991	0	0	1
1174	South East Region	R	350,000	R	480,879	3	2	2	0	1	1	0	0	0	1	130	991	0	0	1
1175	South East Region	R	600,000	R	639,838	3	2	2	0	2	1	0	0	0	1	245	1,647	0	0	1
1176	South East Region	R	699,000	R	568,424	3	1	2	0	2	0	1	0	0	1	220	1,001	0	0	1
1177	South East Region	R	1,150,000	R	1,070,870	2	2	1	0	2	0	0	0	0	1	165	300	0	0	1
1178	South East Region	R	360,000	R	494,619	3	2	2	0	0	0	0	1	1	0	100	1,400	0	0	1
1179	South East Region	R	620,000	R	554,475	3	2	2	0	0	0	0	0	1	0	200	1,344	0	0	1
1180	South East Region	R	1,000,000	R	813,196	4	3.5	5	0	2	0	1	0	1	0	230	654	0	0	1
1181	South East Region	R	1,050,000	R	1,119,717	3	2	3	1	2	0	0	1	0	1	280	349	0	0	1
1182	South East Region	R	385,000	R	1,515,495	3	2	3	0	2	1	0	1	0	1	480	2,000	0	0	1
1183	South East Region	R	620,000	R	1,242,557	4	2	3	1	2	1	0	0	0	1	265	1,100	0	0	1
1184	South East Region	R	680,000	R	1,155,590	3	2	4	1	0	1	0	1	1	0	270	1,100	0	0	1
1185	South East Region	R	326,000	R	554,003	3	1	1	0	0	0	0	0	0	1	120	807	0	0	1
1186	South East Region	R	1,290,000	R	1,772,383	4	3	4	1	2	0	0	0	0	1	375	1,122	0	0	1
1187	South East Region	R	206,714	R	559,741	3	2	1	0	2	0	0	0	0	1	107	1,189	0	0	1
1188	South East Region	R	680,000	R	1,155,590	3	2	3	1	2	1	0	0	1	0	280	1,882	0	0	1
1189	South East Region	R	750,000	R	1,274,548	3	2	4	0	2	0	0	0	0	1	250	1,681	0	0	1
1190	South East Region	R	490,000	R	832,704	3	2	3	0	2	0	0	0	0	1	215	900	0	0	1
1191	South East Region	R	800,000	R	1,359,517	3	2.5	3	0	2	1	0	0	0	1	300	1,100	0	0	1
1192	South East Region	R	799,000	R	1,357,818	3	2	4	0	2	1	0	0	0	1	270	811	0	0	1
1193	South East Region	R	750,000	R	1,030,455	4	2	2	0	2	0	0	0	1	0	270	1,200	0	0	1
1194	South East Region	R	675,000	R	927,410	3	2	2	0	2	0	0	0	1	0	180	500	0	0	1
1195	South East Region	R	1,100,000	R	1,511,335	3	3	2	1	2	1	0	1	0	1	298	1,660	0	0	1
1196	South East Region	R	950,000	R	1,013,077	3	3	2	0	2	0	0	0	1	0	220	2,300	0	0	1
1197	South East Region	R	1,600,000	R	1,706,235	3	2	2	1	2	1	0	0	0	1	490	1,475	0	0	1
1198	South East Region	R	1,899,000	R	2,025,088	4	3	3	1	2	1	0	0	0	1	480	3,227	0	0	1
1199	South East Region	R	1,500,000	R	1,219,794	3	2.5	3	0	2	0	0	1	0	1	235	425	0	0	1
1200	South East Region	R	412,594	R	1,117,225	2	1	2	0	0	1	0	0	1	0	213	10,000	0	0	1

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
1201	South West Region	R	115,000	R	519,616	5	2	3	1	1	1	0	0	1	0	200	1,500	0	0	0
1202	South West Region	R	150,000	R	590,452	3	1	3	0	2	2	0	1	1	0	160	1,328	0	0	0
1203	South West Region	R	260,000	R	970,042	3	2	2	0	2	1	0	1	1	0	200	1,006	0	0	0
1204	South West Region	R	160,000	R	596,949	4	2.5	3	0	1	1	0	1	1	0	180	1,370	0	0	0
1205	South West Region	R	232,000	R	865,576	4	3	3	0	1	1	0	0	0	1	170	872	0	0	0
1206	South West Region	R	195,000	R	727,532	3	1.5	2	0	0	0	1	1	1	0	200	1,190	0	0	0
1207	South West Region	R	119,000	R	443,981	3	1	2	0	1	0	0	1	1	0	170	1,000	0	0	0
1208	South West Region	R	195,000	R	727,532	6	1.5	0	0	1	1	0	0	0	1	180	2,161	0	0	0
1209	South West Region	R	245,000	R	914,079	4	2	2	1	2	1	0	0	1	0	220	1,447	0	0	0
1210	South West Region	R	245,000	R	914,079	3	1	3	0	1	0	1	1	1	0	260	1,190	0	0	0
1211	South West Region	R	420,000	R	1,280,740	4	3	4	1	0	1	1	1	1	0	500	2,161	0	0	0
1212	South West Region	R	420,000	R	1,280,740	3	2	4	1	2	1	0	1	0	1	350	2,512	0	0	0
1213	South West Region	R	405,000	R	1,235,000	3	3	4	0	3	1	1	1	0	1	395	1,600	0	0	0
1214	South West Region	R	495,000	R	1,509,444	4	2	3	0	3	1	1	1	0	1	380	2,162	0	0	0
1215	South West Region	R	260,000	R	792,839	4	2	3	0	2	1	0	0	0	1	240	1,100	0	0	0
1216	South West Region	R	240,000	R	649,874	3	1	3	0	2	1	0	0	1	0	200	1,300	0	0	0
1217	South West Region	R	195,000	R	528,023	3	1	3	0	3	1	0	0	1	0	190	1,400	0	0	0
1218	South West Region	R	490,000	R	1,326,826	4	2	3	0	3	1	1	1	0	1	380	2,162	0	0	0
1219	South West Region	R	315,000	R	852,960	3	2	2	1	1	1	0	1	1	0	240	1,000	0	0	0
1220	South West Region	R	550,000	R	1,102,269	4	3	4	1	2	1	0	1	0	1	300	2,200	0	0	0
1221	South West Region	R	590,000	R	1,002,644	3	2	3	2	0	0	1	0	0	1	240	1,100	0	0	0
1222	South West Region	R	420,000	R	713,747	3	2	2	1	2	1	0	0	0	1	136	1,000	0	0	0
1223	South West Region	R	340,000	R	577,795	2	1	2	0	1	1	0	0	1	0	130	496	0	0	0
1224	South West Region	R	425,000	R	583,925	3	1.5	2	0	1	1	0	0	0	1	138	690	0	0	0
1225	South West Region	R	695,000	R	741,146	3	2	4	1	2	0	0	1	0	1	230	1,004	0	0	0
1226	South West Region	R	995,000	R	889,842	4	2.5	3	0	3	0	1	1	0	1	335	2,162	0	0	0
1227	South West Region	R	620,000	R	577,338	3	1	2	0	1	1	0	0	0	1	100	1,100	0	0	0
1228	South West Region	R	750,000	R	698,393	3	1	2	0	1	1	0	0	1	0	140	700	0	0	0
1229	South West Region	R	155,000	R	700,352	3	2	2	0	2	1	0	0	0	1	150	1,000	0	0	0
1230	South West Region	R	250,000	R	984,087	4	2.5	5	1	1	1	1	1	0	1	300	1,449	0	0	0
1231	South West Region	R	195,000	R	727,532	3	2	1	1	2	2	0	1	0	1	220	1,161	0	0	0
1232	South West Region	R	238,000	R	644,459	3	2	2	0	1	0	0	1	0	1	200	874	0	0	0
1233	South West Region	R	600,000	R	487,918	3	1	2	0	1	1	0	0	1	0	140	805	0	0	0
1234	South West Region	R	150,000	R	559,640	3	1	3	0	1	1	0	0	1	0	160	800	0	0	0
1235	South West Region	R	220,000	R	994,047	3	2	3	0	1	1	0	0	0	1	170	850	0	0	0
1236	South West Region	R	310,000	R	1,400,703	5	3	3	1	0	1	1	0	1	0	290	1,100	0	0	0
1237	South West Region	R	240,000	R	1,084,415	3	2	4	0	2	0	0	0	0	1	220	991	0	0	0
1238	South West Region	R	290,000	R	1,081,970	3	2	3	1	2	1	0	1	0	1	200	1,363	0	0	0
1239	South West Region	R	270,000	R	1,007,352	4	3	3	1	2	1	0	1	0	1	200	1,150	0	0	0
1240	South West Region	R	450,000	R	1,372,222	4	2	4	0	2	1	0	0	1	0	300	1,001	0	0	0
1241	South West Region	R	340,000	R	1,036,790	3	2	4	1	1	1	1	1	0	1	300	1,006	0	0	0
1242	South West Region	R	265,000	R	808,086	3	2	3	0	0	1	0	1	1	0	180	991	0	0	0
1243	South West Region	R	290,000	R	884,321	3	2	3	0	2	1	0	0	1	0	200	1,780	0	0	0
1244	South West Region	R	430,000	R	1,311,234	3	2	3	1	2	1	1	1	1	0	230	1,000	0	0	0
1245	South West Region	R	465,000	R	1,259,131	4	2	2	2	2	1	0	0	0	1	300	991	0	0	0
1246	South West Region	R	465,000	R	931,918	4	2	3	1	2	1	0	0	1	0	250	1,073	0	0	0
1247	South West Region	R	720,000	R	1,442,970	4	2.5	5	0	2	1	0	1	1	0	410	800	0	0	0
1248	South West Region	R	620,000	R	1,242,557	4	2.5	3	1	2	1	0	0	0	1	400	2,000	0	0	0
1249	South West Region	R	460,000	R	781,723	3	2	3	1	2	0	0	1	1	0	200	1,000	0	0	0
1250	South West Region	R	500,000	R	849,698	4	2	4	1	2	1	0	1	1	0	196	1,013	0	0	0
1251	South West Region	R	425,000	R	722,244	3	2	4	0	2	1	0	1	0	1	200	1,239	0	0	0
1252	South West Region	R	850,000	R	1,167,849	4	2.5	3	1	8	0	0	1	1	0	250	1,250	0	0	0
1253	South West Region	R	900,000	R	1,236,546	3	2	4	1	4	1	0	1	1	0	250	1,388	0	0	0
1254	South West Region	R	3,450,000	R	3,679,069	4	2.5	3	1	2	1	1	1	1	0	320	1,100	0	0	0
1255	South West Region	R	965,000	R	1,029,073	3	2	3	0	2	0	0	0	1	0	218	535	0	0	0
1256	South West Region	R	925,000	R	986,417	3	2	2	0	2	0	0	0	1	0	169	602	0	0	0
1257	South West Region	R	1,520,000	R	1,236,058	4	3	2	0	2	0	0	0	1	0	250	500	0	0	0
1258	South West Region	R	1,385,000	R	1,289,700	3	3	3	1	3	1	0	1	0	1	230	1,150	0	0	0
1259	South West Region	R	1,080,000	R	965,859	3	2.5	3	0	2	0	0	0	1	0	218	743	0	0	0
1260	South West Region	R	970,000	R	867,485	3	2	3	0	2	0	0	0	1	0	160	800	0	0	0
1261	South West Region	R	365,000	R	731,506	3	2	2	0	2	1	0	1	1	0	180	991	0	0	0
1262	South West Region	R	640,000	R	1,087,614	4	2	3	1	2	1	0	1	1	0	300	1,131	0	0	0
1263	South West Region	R	280,000	R	1,044,661	3	2	2	1	2	1	0	0	1	0	250	1,492	0	0	0
1264	South West Region	R	405,000	R	1,511,028	4	1.5	3	1	0	1	0	1	0	1	300	1,800	0	0	0
1265	South West Region	R	375,000	R	1,143,518	4	2	3	1	2	1	0	1	0	1	404	1,400	0	0	0
1266	South West Region	R	810,000	R	2,193,325	4	2	3	1	3	1	0	1	1	0	500	1,551	0	0	0
1267	South West Region	R	695,000	R	1,881,927	4	4	3	1	2	1	0	0	1	0	400	2,000	0	0	0
1268	South West Region	R	590,000	R	1,182,434	3	2	3	1	2	0	0	0	1	0	213	458	0	0	0
1269	South West Region	R	1,280,000	R	1,758,644	4	2	4	1	2	1	0	1	0	1	520	2,128	0	0	0
1270	South West Region	R	1,130,000	R	1,552,553	4	2	4	1	2	1	0	1	1	0	400	1,200	0	0	0
1271	South West Region	R	1,100,000	R	1,173,037	4	2.5	3	1	2	1	0	1	1	0	400	1,500	0	0	0
1272	South West Region	R	1,075,000	R	1,146,377	4	2.5	3	1	2	1	0	1	0	1	300	2,000	0	0	0
1273	South West Region	R	1,985,000	R	1,775,213	4	2	3	1	5	2	0	1	1	0	450	1,487	0	0	0
1274	South West Region	R	2,650,000	R	2,369,932	4	3	3	1	2	1	1	1	1	0	600	1,586	0	0	0
1275	South West Region	R	2,800,000	R	2,504,079	4	3	3	1	2	1	0	1	1	0	450	918	0	0	0
1276	South West Region	R	1,500,000	R	1,219,794	3	3.5	5	1	2	0	0	0	1	0	372	565	0	0	0
1277	South West Region	R	1,780,000	R	1,447,489	4	3	2	1	2	1	1	1	1	0	400	1,875	0	0	0
1278	South West Region	R	1,400,000	R	1,303,667	3	2	3	0	2	0	0	0	1	0	200	1,000	0	0	0
1279	South West Region	R	178,000	R	804,275	3	2	2	1	1	1	0	0	0	1	158	790	0	0	0
1280	South West Region	R	174,000	R	786,201	3	1	2	0	1	1	0	1	0	1	160	900	0	0	0
1281	South West Region	R	165,000	R	503,148	3	1	2	0	1	1	0	0	0	1	140	709	0	0	0
1282	South West Region	R	172,500	R	526,018	3	2	2	0	1	1	0	1	0	1	150	750	0	0	0
1283	South West Region	R	208,000	R	634,271	3	1	3	0	1	1	0	0	0	1	180	1,000	0	0	0
1284	South West Region	R	205,000	R	555,101	3	1	1	0	0	1	0	1	0	1	160	768	0	0	0
1285	South West Region	R	275,000	R	551,134	3	1.5	2	0	1	1	0	1	1	0	114	709	0	0	0
1286	South West Region	R	310,000	R	526,813	3	3	3	1	1	1	0	0	0	1	176	710	0	0	0
1287	South West Region	R	710,000	R	757,142	3	2	2	1	2	0	1	0	1	0	220	750	0	0	0
1288	South West Region	R	170,000	R	867,733	3	1	3	0	1	1	0	0	1	0	160	822	0	0	0
1289	South West Region	R	212,000	R	1,082,114	3	1	1	0	1	1	0	0	1	0	180	1,298	0	0	0
1290	South West Region	R	180,000	R	813,312	4	2.5	3	0	1	1	0	0	1	0	190	1,646	0	0	0
1291	South West Region	R	245,000	R	1,107,007	4	2	3	0	2	1	0	0	0	1	220	1,272	0	0	0
1292	South West Region	R	350,000	R	1,305,826	4	2	3	1	3	1	0	1	0	1	260	1,298	0	0	0
1293	South West Region	R	213,000	R	794,689	3	1	2	0	1	0	0	0	0	1	160	800	0	0	0
1294	South West Region	R	200,000	R	746,187	3	1	2	0	1	1	0	1	0	1	170	1,646	0	0	0
1295	South West Region	R	425,000	R	1,585,646	4	3	3	1	2	1	1	1	1	0	500	943	0	0	0
1296	South West Region	R	450,000	R	1,372,222	4	3	3	1	4	1	1	1	1	0	450	943	0	0	0
1297	South West Region	R	545,000	R	748,798	3	1	2	0	0	1	1	0	1	0	200	1,248	0	0	0
1298	South West Region	R	890,000	R	1,222,807	1	3	1	0	0	0	0	0	1	0	350	1,750	0	0	0
1299	South West Region	R	990,000	R	1,360,201	4	2	2	1	2	1	0	1	0	1	300	3,099	0	0	0
1300	South West Region	R	630,000	R	865,583	4	1.5	3	1	3	2	0	0	1	0	303	1,267	0	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
1301	South West Region	R	890,000	R	949,093	4	3	2	0	2	1	0	1	0	1	275	1,500	0	0	0
1302	South West Region	R	1,900,000	R	1,699,197	0	0	3	1	0	0	0	0	0	1	301	1,353	0	0	0
1303	South West Region	R	1,300,000	R	1,210,548	3	2.5	2	0	3	0	0	0	1	0	188	580	0	0	0
1304	South West Region	R	880,000	R	786,996	4	2	3	1	3	2	0	0	1	0	300	1,500	0	0	0
1305	South West Region	R	350,000	R	1,786,509	3	2	1	0	2	1	1	0	0	0	280	1,685	0	0	0
1306	South West Region	R	250,000	R	1,276,078	4	2	3	0	4	1	0	0	1	0	210	1,050	0	0	0
1307	South West Region	R	275,000	R	1,242,559	4	2	3	1	2	1	0	0	1	0	185	925	0	0	0
1308	South West Region	R	268,000	R	1,210,930	4	2	5	0	2	1	0	0	1	0	230	1,150	0	0	0
1309	South West Region	R	405,000	R	1,829,951	4	2.5	5	0	2	1	0	1	1	0	350	1,388	0	0	0
1310	South West Region	R	237,000	R	932,915	3	2	2	0	2	1	0	1	0	1	180	1,116	0	0	0
1311	South West Region	R	217,000	R	854,188	3	1.5	3	1	2	1	0	1	0	1	180	1,846	0	0	0
1312	South West Region	R	300,000	R	1,180,905	4	2	3	1	2	1	0	1	0	1	250	2,107	0	0	0
1313	South West Region	R	240,000	R	944,724	4	2	3	0	1	1	0	0	1	0	200	1,804	0	0	0
1314	South West Region	R	410,000	R	1,529,682	3	2	3	1	2	1	0	1	1	0	300	2,138	0	0	0
1315	South West Region	R	350,000	R	1,305,826	4	3	3	1	2	1	1	1	0	1	310	1,858	0	0	0
1316	South West Region	R	195,000	R	727,532	3	1	3	0	2	2	0	0	1	0	180	1,487	0	0	0
1317	South West Region	R	360,000	R	1,343,136	4	2	4	0	2	1	0	1	0	1	400	1,500	0	0	0
1318	South West Region	R	320,000	R	1,193,898	4	2	3	2	1	1	0	0	0	1	340	1,700	0	0	0
1319	South West Region	R	280,000	R	1,044,661	4	3	3	0	0	0	0	1	0	1	210	1,904	0	0	0
1320	South West Region	R	240,000	R	895,424	3	2	4	0	2	2	0	1	0	1	200	1,636	0	0	0
1321	South West Region	R	500,000	R	1,865,466	5	2.5	5	2	2	2	0	1	0	1	500	2,319	0	0	0
1322	South West Region	R	420,000	R	1,566,992	4	3	5	0	2	2	0	0	1	0	275	1,685	0	0	0
1323	South West Region	R	440,000	R	1,641,610	3	2	3	1	2	3	0	1	1	0	320	1,600	0	0	0
1324	South West Region	R	450,000	R	1,372,222	4	3.5	3	1	2	1	1	1	0	1	300	1,962	0	0	0
1325	South West Region	R	280,000	R	853,827	3	2	3	1	2	1	0	0	0	1	230	1,500	0	0	0
1326	South West Region	R	490,000	R	1,494,197	4	3	3	1	2	1	0	1	1	0	327	2,712	0	0	0
1327	South West Region	R	580,000	R	1,768,642	4	2	3	1	2	1	0	1	0	1	400	2,493	0	0	0
1328	South West Region	R	405,000	R	1,235,000	4	2.5	3	1	2	1	1	1	1	0	380	1,636	0	0	0
1329	South West Region	R	250,000	R	762,346	3	2	3	0	2	1	0	1	0	1	300	2,000	0	0	0
1330	South West Region	R	250,000	R	762,346	3	2	3	0	2	1	0	1	0	1	300	2,000	0	0	0
1331	South West Region	R	290,000	R	884,321	3	2	2	1	2	1	0	1	1	0	190	1,164	0	0	0
1332	South West Region	R	380,000	R	1,158,765	3	2	3	1	2	1	0	1	0	1	280	1,300	0	0	0
1333	South West Region	R	255,000	R	777,592	3	2	2	0	2	1	0	0	0	1	240	1,100	0	0	0
1334	South West Region	R	495,000	R	1,340,365	3	2	3	1	4	1	1	1	1	0	277	1,487	0	0	0
1335	South West Region	R	435,000	R	1,177,897	3	2	3	1	2	1	0	1	1	0	310	1,175	0	0	0
1336	South West Region	R	410,000	R	1,110,202	4	2.5	3	1	2	1	0	0	0	1	250	1,515	0	0	0
1337	South West Region	R	345,000	R	934,194	3	1.5	2	1	3	1	0	0	1	0	240	1,800	0	0	0
1338	South West Region	R	318,500	R	862,437	3	1.5	2	1	3	1	0	0	1	0	240	1,800	0	0	0
1339	South West Region	R	295,000	R	798,804	3	3	2	0	2	1	0	0	1	0	265	3,000	0	0	0
1340	South West Region	R	335,000	R	907,116	3	2	3	0	2	0	0	1	0	1	260	992	0	0	0
1341	South West Region	R	500,000	R	1,002,062	3	2	3	0	2	1	0	0	0	1	222	1,245	0	0	0
1342	South West Region	R	500,000	R	1,002,062	3	2	3	0	2	1	0	0	0	1	222	1,245	0	0	0
1343	South West Region	R	520,000	R	1,042,145	3	2.5	3	0	2	1	0	1	1	0	320	1,700	0	0	0
1344	South West Region	R	600,000	R	1,202,475	3	2.5	4	4	2	1	0	1	1	0	375	1,800	0	0	0
1345	South West Region	R	450,000	R	901,856	5	1.5	3	1	2	1	0	0	1	0	309	1,784	0	0	0
1346	South West Region	R	525,000	R	892,183	3	2	2	0	0	1	1	1	1	0	220	1,800	0	0	0
1347	South West Region	R	580,000	R	985,650	3	3	2	1	2	2	0	1	0	1	340	1,640	0	0	0
1348	South West Region	R	680,000	R	1,155,590	3	2	4	1	2	1	0	1	0	1	348	3,059	0	0	0
1349	South West Region	R	740,000	R	1,257,554	4	3	3	1	2	1	0	1	1	0	320	1,027	0	0	0
1350	South West Region	R	870,000	R	1,195,328	4	3	4	1	4	1	0	1	0	1	400	2,500	0	0	0
1351	South West Region	R	4,650,000	R	6,388,824	4	3	4	2	2	1	1	1	0	1	462	2,000	0	0	0
1352	South West Region	R	950,000	R	1,305,244	3	2	4	1	2	1	0	1	1	0	250	1,758	0	0	0
1353	South West Region	R	1,200,000	R	1,648,729	5	3	4	1	4	1	0	1	0	1	500	2,060	0	0	0
1354	South West Region	R	590,000	R	810,625	3	2	2	1	1	1	0	0	1	0	220	916	0	0	0
1355	South West Region	R	2,010,000	R	2,143,458	7	3	2	0	0	0	1	1	0	1	440	1,200	0	0	0
1356	South West Region	R	2,010,000	R	1,797,571	7	3	2	0	0	0	1	0	0	1	440	1,200	0	0	0
1357	South West Region	R	990,000	R	885,371	3	2	3	0	2	1	0	1	1	0	283	1,619	0	0	0
1358	South West Region	R	1,495,000	R	1,336,999	4	3.5	4	1	2	1	0	1	0	1	500	2,700	0	0	0
1359	South West Region	R	1,200,000	R	1,073,177	4	2	5	1	2	1	0	0	0	1	280	1,600	0	0	0
1360	South West Region	R	2,500,000	R	2,032,990	4	3.5	4	0	4	1	1	1	1	0	600	3,000	0	0	0
1361	South West Region	R	975,000	R	792,866	3	2	3	0	1	1	0	0	0	1	200	1,685	0	0	0
1362	South West Region	R	850,000	R	791,512	3	2	3	1	1	0	1	1	0	1	227	1,135	0	0	0
1363	South West Region	R	1,150,000	R	1,070,870	3	2	3	0	2	1	0	1	1	0	205	1,685	0	0	0
1364	South West Region	R	2,200,000	R	2,048,620	0	4	0	0	3	3	0	0	0	1	350	1,023	0	0	0
1365	South West Region	R	1,150,000	R	1,150,000	4	2	3	1	3	0	1	0	1	0	358	900	0	0	0
1366	South West Region	R	313,000	R	1,414,258	3	2	3	1	2	0	0	0	1	0	240	1,100	0	0	0
1367	South West Region	R	350,000	R	701,444	3	2	2	1	2	1	0	1	0	1	250	1,100	0	0	0
1368	South West Region	R	400,000	R	679,759	3	1	3	0	2	1	0	1	1	0	163	1,863	0	0	0
1369	South West Region	R	920,000	R	748,140	3	2	2	1	1	1	0	0	1	0	159	980	0	0	0
1370	South West Region	R	383,000	R	1,037,091	3	2.5	3	1	2	0	0	1	0	1	308	1,388	0	0	0
1371	South West Region	R	130,000	R	352,015	3	1	1	0	1	1	0	1	0	1	100	393	0	0	0
1372	South West Region	R	270,000	R	1,378,164	4	2	3	0	2	1	1	0	1	0	320	1,967	0	0	0
1373	South West Region	R	320,000	R	1,259,632	3	2	3	0	2	1	0	0	0	1	250	1,983	0	0	0
1374	South West Region	R	345,000	R	1,287,172	4	2	4	0	2	1	1	1	1	0	290	1,691	0	0	0
1375	South West Region	R	350,000	R	1,305,826	4	2	3	1	2	1	0	0	0	1	380	1,020	0	0	0
1376	South West Region	R	360,000	R	1,343,136	3	2	3	1	4	1	0	1	0	1	220	1,711	0	0	0
1377	South West Region	R	725,000	R	2,210,802	4	2	3	1	3	1	1	1	0	1	512	1,800	0	0	0
1378	South West Region	R	440,000	R	1,191,436	3	2	3	1	3	1	1	1	1	0	320	1,448	0	0	0
1379	South West Region	R	500,000	R	1,353,904	4	2	4	1	2	0	0	1	1	0	288	1,491	0	0	0
1380	South West Region	R	720,000	R	1,949,622	4	2	3	1	2	1	0	1	0	1	430	3,267	0	0	0
1381	South West Region	R	445,000	R	1,204,975	5	3	3	1	2	1	0	0	0	1	230	1,207	0	0	0
1382	South West Region	R	520,000	R	1,042,145	4	1.5	3	1	2	1	1	0	1	0	290	1,200	0	0	0
1383	South West Region	R	490,000	R	982,021	4	3.5	3	0	2	1	0	1	1	0	300	1,351	0	0	0
1384	South West Region	R	840,000	R	1,683,465	4	2	3	0	2	2	0	0	0	1	400	3,000	0	0	0
1385	South West Region	R	545,000	R	926,171	3	2	4	0	2	1	0	1	1	0	200	1,240	0	0	0
1386	South West Region	R	940,000	R	1,597,433	5	2	3	1	2	1	0	1	1	0	300	2,164	0	0	0
1387	South West Region	R	900,000	R	1,529,457	4	3	3	1	2	2	0	1	1	0	600	1,600	0	0	0
1388	South West Region	R	1,400,000	R	1,923,517	3	2.5	3	1	2	1	1	1	0	1	300	1,908	0	0	0
1389	South West Region	R	1,500,000	R	1,599,595	4	2	3	1	3	1	0	1	0	1	350	1,680	0	0	0
1390	South West Region	R	1,225,000	R	1,306,336	3	2	3	1	2	1	0	1	0	1	340	1,410	0	0	0
1391	South West Region	R	870,000	R	927,765	4	2	3	0	2	1	0	1	0	1	250	1,500	0	0	0
1392	South West Region	R	2,150,000	R	2,292,753	6	4	4	1	4	1	1	1	0	1	720	1,985	0	0	0
1393	South West Region	R	850,000	R	906,437	2	2	2	1	2	1	0	1	0	1	228	682	0	0	0
1394	South West Region	R	1,300,000	R	1,162,608	4	2	3	1	2	0	0	0	1	0	240	1,400	0	0	0
1395	South West Region	R	1,000,000	R	894,314	3	2	3	0	2	1	0	0	0	1	241	1,425	0	0	0
1396	South West Region	R	1,200,000	R	1,073,177	3	2	2	0	2	1	0	0	1	0	200	1,700	0	0	0
1397	South West Region	R	1,815,000	R	1,623,180	8	4	4	0	2	1	1	1	0	1	350	1,862	0	0	0
1398	South West Region	R	1,980,000	R	1,610,128	4	2.5	3	1	2	0	0	1	0	1	370	1,230	0	0	0
1399	South West Region	R	950,000	R	884,631	3	2	2	1	2	1	0	0	1	0	185	309	0	0	0
1400	South West Region	R	1,195,000	R	1,112,773	4	2	3	1	2	1	0	1	0	1	250	1,200	0	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
1401	South West Region	R	305,000	R	1,378,111	4	2.5	3	1	1	1	0	0	0	1	260	1,540	0	0	0
1402	South West Region	R	375,000	R	1,694,399	4	2	3	1	2	1	0	0	1	0	320	2,004	0	0	0
1403	South West Region	R	240,000	R	1,084,415	3	2	3	1	2	1	0	0	0	1	165	1,487	0	0	0
1404	South West Region	R	268,000	R	1,210,930	4	2	3	0	2	1	0	0	1	0	250	1,100	0	0	0
1405	South West Region	R	360,000	R	1,417,086	3	2	4	1	2	1	0	1	0	1	225	1,454	0	0	0
1406	South West Region	R	425,000	R	1,672,948	4	2	3	1	2	1	0	1	1	0	300	2,080	0	0	0
1407	South West Region	R	325,000	R	1,279,314	3	2	2	1	2	1	0	1	1	0	260	1,009	0	0	0
1408	South West Region	R	590,000	R	2,201,250	3	2	5	1	3	1	1	1	0	1	470	1,500	0	0	0
1409	South West Region	R	365,000	R	1,361,790	4	2	3	1	1	1	0	0	0	1	365	1,487	0	0	0
1410	South West Region	R	440,000	R	1,641,610	3	2	3	1	0	1	0	1	1	0	320	1,629	0	0	0
1411	South West Region	R	290,000	R	1,081,970	3	2	2	1	2	1	0	1	0	1	235	2,739	0	0	0
1412	South West Region	R	330,000	R	1,231,208	3	2	3	1	0	1	0	1	0	1	260	1,175	0	0	0
1413	South West Region	R	345,000	R	1,287,172	3	2	3	2	2	1	0	0	0	1	290	1,487	0	0	0
1414	South West Region	R	450,000	R	1,678,920	4	2.5	3	0	2	1	0	1	0	1	320	2,672	0	0	0
1415	South West Region	R	400,000	R	1,492,373	5	3	5	1	4	2	0	1	0	1	350	1,487	0	0	0
1416	South West Region	R	345,000	R	1,052,037	4	2.5	3	1	2	1	0	1	1	0	320	1,949	0	0	0
1417	South West Region	R	270,000	R	823,333	4	3	3	1	2	1	0	1	1	0	230	1,586	0	0	0
1418	South West Region	R	440,000	R	1,341,728	4	2.5	3	1	2	1	0	1	0	1	300	1,776	0	0	0
1419	South West Region	R	475,000	R	1,448,456	4	3	3	0	2	1	0	1	0	1	300	1,534	0	0	0
1420	South West Region	R	470,000	R	1,433,210	3	2	3	0	2	1	1	1	1	0	288	1,200	0	0	0
1421	South West Region	R	320,000	R	975,802	4	3	2	0	2	1	0	0	0	1	250	1,487	0	0	0
1422	South West Region	R	430,000	R	1,164,358	4	3	4	1	2	1	0	1	1	0	350	1,811	0	0	0
1423	South West Region	R	1,140,000	R	3,086,902	4	2.5	4	1	2	1	0	0	0	1	340	1,700	0	0	0
1424	South West Region	R	638,000	R	1,727,582	4	2.5	3	0	3	2	0	1	1	0	300	1,928	0	0	0
1425	South West Region	R	825,000	R	1,653,403	3	2.5	3	1	2	1	0	1	1	0	245	490	0	0	0
1426	South West Region	R	750,000	R	1,503,094	3	2.5	2	0	2	1	0	1	0	1	250	500	0	0	0
1427	South West Region	R	600,000	R	1,202,475	3	2.5	3	0	2	1	0	1	0	1	280	1,487	0	0	0
1428	South West Region	R	455,000	R	911,877	2	2	3	0	2	0	0	0	1	0	189	449	0	0	0
1429	South West Region	R	455,000	R	911,877	2	2	3	0	2	0	0	0	1	0	189	449	0	0	0
1430	South West Region	R	489,000	R	980,017	4	2	3	1	2	1	0	0	0	1	300	1,500	0	0	0
1431	South West Region	R	600,000	R	1,019,638	4	3.5	3	2	2	2	0	1	0	1	350	1,867	0	0	0
1432	South West Region	R	740,000	R	1,257,554	4	2	4	0	2	1	0	1	0	1	360	1,487	0	0	0
1433	South West Region	R	560,000	R	951,662	3	2	3	1	2	1	0	1	0	1	290	1,450	0	0	0
1434	South West Region	R	825,000	R	1,402,002	3	2	4	1	2	1	0	1	0	1	250	1,428	0	0	0
1435	South West Region	R	835,000	R	1,418,996	4	3	4	2	2	1	0	1	1	0	320	1,487	0	0	0
1436	South West Region	R	640,000	R	1,087,614	3	2	3	1	1	1	0	1	1	0	280	1,400	0	0	0
1437	South West Region	R	890,000	R	1,512,463	3	2	5	1	3	0	1	1	0	1	250	1,487	0	0	0
1438	South West Region	R	1,100,000	R	1,869,337	3	3.5	4	1	2	1	1	1	0	1	622	3,110	0	0	0
1439	South West Region	R	910,000	R	1,250,286	4	2	0	1	0	0	1	0	0	1	229	1,464	0	0	0
1440	South West Region	R	910,000	R	1,250,286	4	2	3	1	2	1	0	1	0	1	255	1,527	0	0	0
1441	South West Region	R	1,600,000	R	2,198,305	3	2	3	1	2	0	0	1	0	1	400	900	0	0	0
1442	South West Region	R	1,250,000	R	1,717,426	4	3	4	1	0	1	0	1	1	0	274	1,437	0	0	0
1443	South West Region	R	900,000	R	1,236,546	4	2.5	3	0	2	1	0	1	0	1	350	1,493	0	0	0
1444	South West Region	R	1,500,000	R	2,060,911	5	4	4	2	2	1	0	1	0	1	462	2,000	0	0	0
1445	South West Region	R	1,150,000	R	1,580,032	3	2.5	2	0	2	0	0	0	1	0	290	500	0	0	0
1446	South West Region	R	1,190,000	R	1,269,012	4	3	4	1	2	2	0	0	1	0	418	1,450	0	0	0
1447	South West Region	R	1,880,000	R	2,004,826	4	2.5	2	0	2	1	0	1	0	1	390	960	0	0	0
1448	South West Region	R	1,200,000	R	1,279,676	4	4	4	1	2	1	0	1	1	0	330	1,487	0	0	0
1449	South West Region	R	980,000	R	1,045,069	4	2	3	0	2	1	0	1	0	1	230	1,000	0	0	0
1450	South West Region	R	1,250,000	R	1,332,996	3	2.5	3	1	2	1	0	1	0	1	344	1,400	0	0	0
1451	South West Region	R	1,300,000	R	1,386,316	5	2.5	3	0	2	1	0	1	0	1	320	1,531	0	0	0
1452	South West Region	R	1,200,000	R	1,073,177	4	2	3	1	2	0	0	1	1	0	360	1,380	0	0	0
1453	South West Region	R	1,900,000	R	1,699,197	5	3	3	2	2	1	1	1	1	0	324	1,487	0	0	0
1454	South West Region	R	2,250,000	R	2,012,207	5	3	5	1	2	2	1	1	1	0	417	2,397	0	0	0
1455	South West Region	R	2,600,000	R	2,325,216	4	3	4	1	2	1	0	1	1	0	400	2,041	0	0	0
1456	South West Region	R	1,080,000	R	965,859	4	3	3	1	2	1	1	1	0	1	302	1,333	0	0	0
1457	South West Region	R	2,900,000	R	2,358,269	5	3	6	1	2	1	0	1	1	0	530	1,487	0	0	0
1458	South West Region	R	2,050,000	R	1,667,052	4	2.5	5	0	2	1	1	1	0	1	400	992	0	0	0
1459	South West Region	R	850,000	R	1,444,487	4	3	3	1	2	0	1	1	0	1	300	1,487	0	0	0
1460	South West Region	R	3,897,000	R	5,354,246	4	3	4	1	2	0	0	1	0	1	380	1,542	0	0	0
1461	South West Region	R	325,000	R	1,468,479	4	2.5	3	1	3	1	0	0	0	1	300	1,487	0	0	0
1462	South West Region	R	890,000	R	1,512,463	3	2	3	1	2	1	0	1	1	0	274	1,437	0	0	0
1463	South West Region	R	470,000	R	1,272,670	3	2	4	1	2	1	0	1	0	1	300	1,282	0	0	0
1464	South West Region	R	440,000	R	1,731,994	4	2	4	0	1	1	1	1	1	0	300	1,500	0	0	0
1465	South West Region	R	838,000	R	2,269,144	4	3	4	1	2	1	0	1	0	1	500	1,710	0	0	0
1466	South West Region	R	680,000	R	1,155,590	4	2.5	3	0	0	1	0	0	0	1	320	2,700	0	0	0
1467	South West Region	R	1,000,000	R	1,066,397	3	2	3	1	3	0	1	1	0	1	278	1,800	0	0	0
1468	South West Region	R	465,000	R	1,417,963	4	2.5	3	0	2	1	0	1	0	1	245	1,527	0	0	0
1469	South West Region	R	1,000,000	R	1,373,941	4	2.5	4	0	3	1	0	1	0	1	320	1,689	0	0	0
1470	South West Region	R	2,300,000	R	1,870,351	4	2.5	4	1	2	1	0	0	0	1	349	1,745	0	0	0
1471	South West Region	R	1,300,000	R	1,386,316	3	2	4	1	2	1	0	1	0	1	280	1,487	0	0	0
1472	South West Region	R	1,680,000	R	1,502,448	3	2	2	0	0	0	1	0	0	1	350	1,487	0	0	0
1473	South West Region	R	3,900,000	R	3,487,825	4	3.5	3	1	2	2	0	1	0	1	710	1,983	0	0	0
1474	South West Region	R	4,100,000	R	3,666,687	4	3.5	3	1	3	1	0	1	0	1	725	2,030	0	0	0
1475	South West Region	R	1,700,000	R	1,812,875	4	4.5	6	1	2	2	0	1	1	0	420	1,603	0	0	0
1476	South West Region	R	390,000	R	1,056,045	3	2	3	0	2	1	0	0	0	1	200	1,138	0	0	0
1477	South West Region	R	1,300,000	R	1,786,123	4	2.5	4	3	3	1	0	1	0	1	378	1,890	0	0	0
1478	South West Region	R	4,140,000	R	5,688,114	4	2.5	2	1	4	1	0	1	0	1	420	1,351	0	0	0
1479	South West Region	R	850,000	R	906,437	3	2	3	0	2	1	0	1	0	1	300	1,000	0	0	0
1480	South West Region	R	560,000	R	1,122,310	4	2	3	0	4	0	0	1	0	1	218	1,192	0	0	0
1481	South West Region	R	718,000	R	2,189,456	4	2	3	1	5	2	0	1	1	0	600	1,310	0	0	0
1482	South West Region	R	290,000	R	1,480,250	4	2	3	1	2	1	0	0	1	0	400	1,000	0	0	0
1483	South West Region	R	290,000	R	1,310,335	4	2	3	1	2	1	0	0	1	0	400	1,000	0	0	0
1484	South West Region	R	355,000	R	1,082,531	3	2	3	0	2	0	1	1	0	1	315	991	0	0	0
1485	South West Region	R	355,000	R	1,082,531	3	2	3	0	2	0	1	1	0	1	315	991	0	0	0
1486	South West Region	R	400,000	R	801,650	3	2	3	0	2	1	0	1	0	1	200	1,000	0	0	0
1487	South West Region	R	525,000	R	892,183	3	2	2	0	2	1	0	1	1	0	250	1,000	0	0	0
1488	South West Region	R	2,685,000	R	3,689,030	6	3	4	1	2	1	0	1	1	0	270	1,000	0	0	0
1489	South West Region	R	1,850,000	R	1,654,481	4	2.5	3	1	6	0	1	1	1	0	450	2,034	0	0	0
1490	South West Region	R	710,000	R	634,963	2	1	3	0	0	0	0	0	0	1	100	500	0	0	0
1491	South West Region	R	1,250,000	R	1,117,893	3	2	3	2	2	1	0	1	0	1	186	1,000	0	0	0
1492	South West Region	R	1,200,000	R	1,073,177	3	2	3	0	2	1	0	1	1	0	251	1,000	0	0	0
1493	South West Region	R	760,000	R	618,029	2	1	2	0	2	0	0	0	0	1	132	660	0	0	0
1494	South West Region	R	270,000	R	823,333	3	2	3	1	2	0	0	0	0	1	200	1,000	0	0	0
1495	South West Region	R	480,000	R	815,710	3	2	2	0	2	0	0	0	1	0	138	365	0	0	0
1496	South West Region	R	1,320,000	R	1,407,644	4	2.5	4	1	2	1	0	1	1	0	310	1,400	0	0	0
1497	South West Region	R	1,395,000	R	1,134,408	3	2	3	1	2	0	0	1	1	0	232	991	0	0	0
1498	South West Region	R	285,000	R	869,074	3	2	3	0	2	0	0	0	0	1	160	550	0	0	0
1499	South West Region	R	990,000	R	805,064	3	2	2	1	2	0	0	0	1	0	150	449	0	0	0
1500	South West Region	R	560,000	R	951,662	4	3	4	2	2	1	0	1	0	1	228	1,573	0	0	0

TABLE 4.9 & 4.10 REGRESSION ANALYSIS

Structural variables and area groupings - 1548 Observations

Number	SUB REGION		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	Pool	Brick	Plaster	SOH	SOE	NE	NW	SE
1501	South West Region	R	183,000	R	934,089	3	1	2	0	1	1	0	0	0	1	140	250	0	0	0
1502	South West Region	R	260,000	R	792,839	3	2	3	0	2	1	0	1	0	1	180	900	0	0	0
1503	South West Region	R	430,000	R	730,741	3	1	2	0	1	0	1	0	0	1	150	497	0	0	0
1504	South West Region	R	270,000	R	458,837	3	1	1	0	1	0	0	0	1	0	110	300	0	0	0
1505	South West Region	R	180,000	R	671,568	3	2	2	0	2	1	0	0	1	0	200	991	0	0	0
1506	South West Region	R	170,000	R	460,328	3	1	4	0	2	1	0	1	0	1	150	1,239	0	0	0
1507	South West Region	R	700,000	R	626,020	3	2	2	0	2	2	0	1	0	1	180	938	0	0	0
1508	South West Region	R	275,000	R	551,134	3	1	1	0	1	1	1	1	0	1	180	952	0	0	0
1509	South West Region	R	330,000	R	661,361	3	2	2	0	2	1	0	1	0	1	180	495	0	0	0
1510	South West Region	R	910,000	R	970,421	3	2	3	1	3	1	0	1	1	0	300	1,500	0	0	0
1511	South West Region	R	700,000	R	746,478	3	2	2	0	1	0	0	0	0	1	123	284	0	0	0
1512	South West Region	R	210,000	R	1,071,905	3	2	2	0	2	1	0	0	0	1	170	500	0	0	0
1513	South West Region	R	179,000	R	913,672	3	1	2	1	1	1	0	0	0	1	190	1,500	0	0	0
1514	South West Region	R	180,000	R	918,776	3	1	2	1	1	1	0	0	0	1	190	1,500	0	0	0
1515	South West Region	R	225,000	R	382,364	3	1	1	0	1	1	0	0	1	0	120	500	0	0	0
1516	South West Region	R	295,000	R	501,322	3	1	1	0	1	0	0	0	1	0	140	500	0	0	0
1517	South West Region	R	1,050,000	R	1,442,638	3	2	1	0	1	0	1	0	1	0	140	700	0	0	0
1518	South West Region	R	480,000	R	659,491	3	2	1	0	2	0	0	0	1	0	125	300	0	0	0
1519	South West Region	R	2,085,000	R	1,695,514	2	1	2	0	2	0	0	0	0	1	130	250	0	0	0
1520	South West Region	R	750,000	R	698,393	3	2	2	0	1	0	0	0	1	0	185	250	0	0	0
1521	South West Region	R	260,000	R	357,225	3	2	2	1	0	0	1	0	0	0	128	600	0	0	0
1522	South West Region	R	190,000	R	579,383	3	2	2	0	1	1	0	1	1	0	180	1,000	0	0	0
1523	South West Region	R	500,000	R	686,970	4	2	3	1	2	0	1	1	0	1	230	1,150	0	0	0
1524	South West Region	R	900,000	R	1,236,546	3	2	3	0	2	0	0	1	0	1	186	552	0	0	0
1525	South West Region	R	165,000	R	615,604	3	2	3	0	1	1	0	1	1	0	150	1,000	0	0	0
1526	South West Region	R	195,000	R	594,630	3	1.5	2	0	2	1	1	1	0	1	230	1,000	0	0	0
1527	South West Region	R	1,150,000	R	1,028,461	2	3	3	1	2	0	0	0	0	1	228	290	0	0	0
1528	South West Region	R	145,000	R	655,168	2	1	2	0	1	0	0	0	1	0	112	250	0	0	0
1529	South West Region	R	160,000	R	487,901	3	2	2	0	1	0	1	0	0	1	130	650	0	0	0
1530	South West Region	R	1,630,000	R	1,457,732	3	3	2	1	2	1	0	1	0	1	253	761	0	0	0
1531	South West Region	R	1,166,000	R	1,602,015	3	2.5	3	1	2	1	1	1	1	0	300	8,400	0	0	0
1532	South West Region	R	389,000	R	534,463	3	1	2	0	1	1	0	1	1	0	190	900	0	0	0
1533	South West Region	R	880,000	R	938,429	3	2	2	0	1	0	0	0	0	1	300	1,000	0	0	0
1534	South West Region	R	700,000	R	2,134,567	5	2	3	1	1	2	0	0	0	1	385	1,925	0	0	0
1535	South West Region	R	1,650,000	R	2,267,002	4	2	3	0	3	3	1	0	0	1	700	10,000	0	0	0
1536	South West Region	R	3,000,000	R	4,121,822	4	4.5	5	1	3	1	1	1	1	0	650	8,500	0	0	0
1537	South West Region	R	1,950,000	R	2,679,184	4	3	3	1	2	1	1	0	1	0	550	10,000	0	0	0
1538	South West Region	R	1,550,000	R	1,386,187	3	2.5	3	0	2	0	0	0	0	1	210	830	0	0	0
1539	South West Region	R	430,000	R	590,794	3	1	1	1	1	1	0	1	1	0	142	1,513	0	0	0
1540	South West Region	R	295,000	R	798,804	3	2.5	4	0	2	1	0	1	0	1	250	1,929	0	0	0
1541	South West Region	R	380,000	R	761,567	3	2	2	0	1	1	0	0	1	0	250	1,100	0	0	0
1542	South West Region	R	370,000	R	741,526	3	2	2	0	1	1	0	0	1	0	250	1,100	0	0	0
1543	South West Region	R	870,000	R	778,053	3	2	3	0	2	1	0	1	1	0	200	1,000	0	0	0
1544	South West Region	R	130,000	R	396,420	3	1.5	2	0	1	1	0	0	0	1	150	750	0	0	0
1545	South West Region	R	162,000	R	438,665	3	2	1	0	1	0	0	0	1	0	140	451	0	0	0
1546	South West Region	R	243,000	R	487,002	3	1.5	3	0	1	1	0	0	1	0	180	500	0	0	0
1547	South West Region	R	290,000	R	581,196	4	2	2	0	2	0	0	0	0	1	170	496	0	0	0
1548	South West Region	R	675,000	R	1,147,093	4	3	3	1	2	0	1	1	0	1	330	783	0	0	0

TABLE 4.11 REGRESSION INFORMATION

Cleaned data of structural attributes for selected pocket of suburbs - 233 Observations

Number	Suburb		SP		Adjusted SP	BED	BTH	REC	STU	GAR	DRM	FLL	POOL	Brick	Plaster	SOH	SOE
1	STRUBENSVALLEI	R	220,000	R	994,047	4	2	2	1	3	0	0	0	1	0	230	967
2	STRUBENSVALLEI	R	340,000	R	1,338,359	3	2	3	0	2	0	0	1	0	1	220	1,001
3	STRUBENSVALLEI	R	255,000	R	1,003,769	3	2	2	0	2	1	0	1	1	0	172	1,000
4	STRUBENSVALLEI	R	275,000	R	1,082,496	3	2	4	1	2	1	0	0	1	0	270	1,244
5	STRUBENSVALLEI	R	362,000	R	1,424,958	3	2	2	1	2	0	1	0	1	0	375	1,079
6	STRUBENSVALLEI	R	255,000	R	1,003,769	3	2	2	0	2	0	0	0	1	0	172	1,023
7	STRUBENSVALLEI	R	263,000	R	1,035,260	3	2	3	0	2	0	0	0	1	0	210	1,100
8	STRUBENSVALLEI	R	150,000	R	590,452	3	1	2	0	0	0	0	0	0	1	100	900
9	STRUBENSVALLEI	R	180,000	R	708,543	3	1.5	2	0	2	0	0	0	0	0	157	801
10	STRUBENSVALLEI	R	190,000	R	747,906	3	2	2	0	0	1	0	0	0	1	140	1,036
11	STRUBENSVALLEI	R	225,000	R	885,679	3	2	2	0	1	0	0	0	1	0	180	900
12	STRUBENSVALLEI	R	175,000	R	688,861	2	1	2	0	2	0	0	1	0	1	120	980
13	STRUBENSVALLEI	R	200,000	R	787,270	3	2	2	0	6	1	0	1	0	1	200	1,000
14	STRUBENSVALLEI	R	275,000	R	1,026,006	3	2	3	0	2	1	0	1	1	0	265	1,408
15	STRUBENSVALLEI	R	295,000	R	1,100,625	3	2	3	1	2	1	0	1	0	1	175	1,176
16	STRUBENSVALLEI	R	180,000	R	671,568	3	2	2	0	1	0	0	0	0	1	130	1,100
17	STRUBENSVALLEI	R	172,000	R	641,720	3	2	2	0	0	0	0	0	0	1	100	1,144
18	STRUBENSVALLEI	R	300,000	R	1,119,280	3	2	3	1	2	1	0	0	0	1	254	1,315
19	STRUBENSVALLEI	R	180,000	R	671,568	3	1	3	0	1	0	0	0	0	1	120	800
20	STRUBENSVALLEI	R	245,000	R	914,079	3	2	2	0	2	0	0	1	0	1	160	834
21	STRUBENSVALLEI EXT 1	R	520,000	R	1,585,679	4	2	4	1	3	0	0	0	1	0	400	1,740
22	STRUBENSVALLEI	R	260,000	R	792,839	3	2	2	1	2	1	0	1	0	1	143	822
23	STRUBENSVALLEI	R	295,000	R	899,568	3	2	2	0	2	1	0	1	0	1	220	1,059
24	STRUBENSVALLEI	R	240,000	R	731,852	3	1	3	0	2	0	0	0	0	1	160	816
25	STRUBENSVALLEI	R	380,000	R	1,158,765	3	2	3	0	2	0	0	0	1	0	210	597
26	STRUBENSVALLEI	R	660,000	R	2,012,592	5	2.5	4	0	2	1	0	1	0	1	400	1,862
27	STRUBENSVALLEI	R	400,000	R	1,219,753	4	3.5	3	1	2	0	0	1	0	1	300	1,000
28	STRUBENSVALLEI	R	410,000	R	1,110,202	3	1.5	2	1	2	0	0	1	1	0	187	1,257
29	STRUBENSVALLEI	R	340,000	R	920,655	3	2	2	0	0	0	0	1	0	1	140	1,000
30	STRUBENSVALLEI	R	225,000	R	609,257	2	1	1	0	2	0	0	0	0	1	204	1,028
31	STRUBENSVALLEI	R	250,000	R	501,031	3	1	1	0	0	0	0	0	0	1	118	679
32	STRUBENSVALLEI	R	680,000	R	1,362,805	3	2	5	1	2	1	0	1	1	0	320	1,000
33	STRUBENSVALLEI	R	345,000	R	691,423	3	2	2	0	2	0	0	0	0	1	180	1,210
34	STRUBENSVALLEI	R	529,000	R	1,060,182	4	3	3	1	2	1	0	1	0	1	300	1,080
35	STRUBENSVALLEI	R	400,000	R	801,650	3	2	2	0	2	1	0	0	0	1	234	1,000
36	STRUBENSVALLEI	R	490,000	R	832,704	3	1	3	0	2	0	0	0	1	0	160	1,101
37	STRUBENSVALLEI	R	460,000	R	781,723	3	2	3	0	0	0	0	1	0	1	150	1,169
38	STRUBENSVALLEI	R	600,000	R	824,364	3	2	3	0	1	0	0	1	1	0	200	815
39	STRUBENSVALLEI	R	683,000	R	938,401	3	2	3	0	0	0	0	1	0	1	180	1,019
40	STRUBENSVALLEI	R	475,000	R	652,622	3	2	2	1	0	0	0	0	0	1	140	1,100
41	STRUBENSVALLEI	R	870,000	R	1,195,328	4	2	3	1	2	1	0	1	1	0	320	775
42	STRUBENSVALLEI	R	585,000	R	803,755	3	2	2	0	2	0	0	1	0	1	180	900
43	STRUBENSVALLEI	R	755,000	R	1,037,325	5	4	3	1	2	1	0	1	1	0	253	1,078
44	STRUBENSVALLEI	R	799,000	R	1,097,779	4	2	3	0	2	2	0	1	0	1	260	1,000
45	STRUBENSVALLEI	R	760,000	R	1,044,195	3	2	3	1	0	0	1	1	1	0	220	1,816
46	STRUBENSVALLEI	R	705,000	R	968,628	3	2	2	2	2	0	0	1	0	1	220	1,000
47	STRUBENSVALLEI EXT 4	R	700,000	R	961,758	4	3	3	1	2	0	0	1	0	1	350	1,135
48	STRUBENSVALLEI	R	930,000	R	1,277,765	3	2	3	1	3	0	1	1	1	0	350	1,000
49	STRUBENSVALLEI	R	1,000,000	R	1,373,941	4	3	3	1	2	1	0	1	1	0	400	981
50	STRUBENSVALLEI	R	750,000	R	799,798	3	2	2	0	0	0	0	1	1	0	200	1,250
51	STRUBENSVALLEI & EXT	R	715,000	R	762,474	3	2	3	0	0	0	0	1	0	1	185	486
52	STRUBENSVALLEI	R	730,000	R	778,470	3	2	2	0	0	0	0	1	1	0	122	1,286
53	STRUBENSVALLEI	R	1,120,000	R	1,194,364	4	2	3	0	2	0	0	0	0	1	213	1,432
54	STRUBENSVALLEI	R	1,180,000	R	1,258,348	4	2	3	1	2	0	0	1	0	1	240	1,613
55	STRUBENSVALLEI	R	1,250,000	R	1,332,996	3	2	2	0	2	1	0	1	1	0	204	1,244
56	STRUBENSVALLEI	R	1,100,000	R	983,745	4	2	2	0	2	0	0	0	0	1	214	404
57	STRUBENSVALLEI	R	945,000	R	845,127	3	2.5	2	0	2	0	0	0	0	1	180	500
58	STRUBENSVALLEI	R	1,590,000	R	1,421,959	4	4	4	1	4	1	0	0	1	0	375	1,520
59	STRUBENSVALLEI	R	1,100,000	R	983,745	3	2	2	0	2	0	0	0	0	1	195	450
60	STRUBENSVALLEI	R	1,690,000	R	1,511,391	4	3	4	0	2	1	0	1	1	0	420	1,500
61	STRUBENSVALLEI & EXT	R	1,235,000	R	1,104,478	3	2	3	1	3	0	1	1	1	0	252	1,000
62	STRUBENSVALLEI	R	1,320,000	R	1,073,419	3	2	3	0	2	0	0	1	0	1	186	420
63	STRUBENSVALLEI	R	1,250,000	R	1,016,495	4	2	3	0	2	1	0	1	1	0	254	1,173
64	STRUBENSVALLEI	R	1,100,000	R	894,516	3	2	3	1	2	0	0	0	0	0	200	1,000
65	STRUBENSVALLEI	R	1,120,000	R	910,780	3	2	3	0	2	1	0	1	0	1	242	1,000
66	STRUBENSVALLEI	R	1,200,000	R	975,835	3	2.5	1	0	2	0	0	0	0	1	178	378
67	STRUBENSVALLEI	R	930,000	R	866,008	3	2	3	0	0	0	0	1	0	0	200	1,500
68	STRUBENSVALLEI	R	1,550,000	R	1,443,346	4	2.5	3	1	2	2	0	1	0	1	260	1,748
69	STRUBENSVALLEI	R	935,000	R	870,664	3	2	2	0	0	1	0	1	0	1	179	1,033
70	STRUBENSVALLEI	R	1,290,000	R	1,201,236	4	2	3	0	2	1	0	1	0	1	260	1,088
71	STRUBENSVALLEI	R	830,000	R	772,889	4	2	3	0	2	1	0	1	0	1	300	620
72	LITTLE FALLS	R	250,000	R	1,129,599	3	2	3	0	2	1	0	0	0	1	216	1,036
73	LITTLE FALLS	R	210,000	R	948,863	3	2	2	0	2	0	0	0	0	1	180	1,087
74	LITTLE FALLS	R	200,000	R	787,270	3	2	2	0	0	0	0	0	1	0	130	1,092
75	LITTLE FALLS	R	370,000	R	1,456,449	4	2	3	0	2	2	0	1	0	1	250	1,066
76	LITTLE FALLS	R	410,000	R	1,613,903	4	3	3	1	2	1	0	1	0	1	360	1,036
77	LITTLE FALLS	R	258,000	R	962,581	3	2	3	1	3	1	0	0	0	1	230	1,272
78	LITTLE FALLS	R	340,000	R	1,268,517	3	2	3	0	2	1	0	0	0	1	200	440
79	LITTLE FALLS	R	340,000	R	1,268,517	3	2	3	0	2	1	0	0	0	1	200	440
80	LITTLE FALLS	R	430,000	R	1,604,301	3	2	3	1	2	1	0	0	1	0	310	1,036
81	LITTLE FALLS EXT 2	R	400,000	R	1,492,373	3	2	3	1	2	1	0	0	0	1	320	1,001
82	LITTLE FALLS EXT 2	R	850,000	R	3,171,293	5	3	4	1	2	1	1	1	1	0	560	974
83	LITTLE FALLS	R	880,000	R	3,283,221	4	3	3	1	3	1	0	1	1	0	580	1,100
84	LITTLE FALLS	R	480,000	R	1,463,703	4	2	3	0	2	1	0	1	0	1	250	723
85	LITTLE FALLS	R	575,000	R	1,753,395	4	3.5	3	1	2	1	0	0	0	1	350	1,200
86	LITTLE FALLS	R	560,000	R	1,707,654	5	2.5	4	0	2	1	0	1	1	0	500	1,036
87	LITTLE FALLS	R	320,000	R	975,802	3	2	3	1	2	1	0	0	0	1	210	1,273
88	LITTLE FALLS	R	610,000	R	1,860,123	5	3	3	0	3	0	0	1	0	1	400	1,200
89	LITTLE FALLS	R	455,000	R	1,387,469	3	2	2	1	2	1	0	1	0	1	305	1,236
90	LITTLE FALLS	R	490,000	R	1,326,826	3	2	3	0	2	0	0	0	0	1	300	2,017
91	LITTLE FALLS	R	650,000	R	1,760,076	3	2.5	3	0	2	1	0	1	0	1	285	610
92	LITTLE FALLS	R	490,000	R	1,326,826	3	2	3	0	2	0	0	0	0	1	300	2,017
93	LITTLE FALLS	R	250,000	R	676,952	2	2	2	0	2	0	0	1	0	1	100	350
94	LITTLE FALLS	R	780,000	R	2,112,091	4	2.5	3	0	2	1	0	1	0	1	330	2,218
95	LITTLE FALLS	R	520,000	R	1,408,061	3	2	3	0	2	0	0	0	1	0	262	1,000
96	LITTLE FALLS	R	590,000	R	1,597,607	5	3	4	1	2	1	0	1	0	1	450	1,036
97	LITTLE FALLS	R	524,000	R	1,050,161	3	2	0	0	2	0	0	0	1	0	220	1,035
98	LITTLE FALLS	R	715,000	R	1,432,949	3	2	3	0	2	0	0	0	0	1	252	1,694
99	LITTLE FALLS	R	288,000	R	577,188	3	2	2	0	2	0	0	0	1	0	137	250
100	LITTLE FALLS	R	730,000	R	1,463,011	3	2	2	0	2	0	0	1	0	1	252	1,694